

LOT 10 BLOCK 2 GOLF MANOR S/D.
443-553, 722-347, DC 1075-433, P

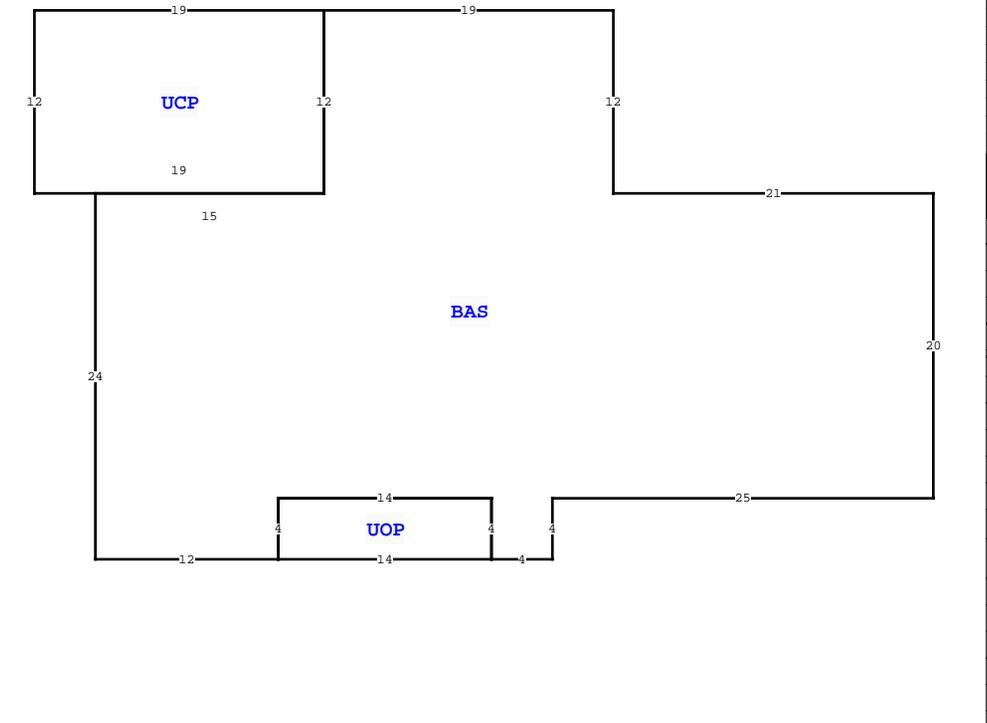
GEATHERS DAVID/GEATHERS TIFFANY F
P O BOX 451
LAKE CITY, FL 32056-0451

2026

33-3S-17-06771-000
VALUATION SUMMARY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 40
Interior Floor	14	CARPET 40
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architctual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2022									



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100		1,392	168,841
UCP	228	20		46	5,580
UOP	56	20		11	1,334
TOTALS	1,676			1,449	175,756

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	200	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				04/21/2023	MLU

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-2	80.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

TOTAL OB/XF		500	
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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		175,756
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		194,756
SOH/AGL Deduction		26,964
ASSESSED VALUE		167,792
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		111,381
TOTAL JUST VALUE		194,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		193,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048618	Remodel	12,250	11/09/2023
000043896	Roof Replacement	7,000	03/10/2022
029167	MAINT/ALTR	40	02/04/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/1391	7/09/2021	WD Q	Q	I	01	161,000
GRANTOR: TURKEY CREEK PHASE 1						
GRANTEE: GEATHERS DAVID						
1425/448	11/30/2020	WD U	I	I	37	65,000
GRANTOR: CHANA KURT						
GRANTEE: TURKEY CREEK PHASE						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W21 N12 W19 UCP= W19 S12 E19 N12\$ S12 W15 S24 E12 UOP= E14 N4 W14 S4\$ N4 E14 S4 E4 N4E25 N20\$.	