

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Story Height	0	100
RMS	0	100
Stories	1.	1. 100
Units	2	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLX	0%	2025	101.02	214,769	1992	1992	0	0	49.50	50.50

Heated Area: 1784 HX Base Yr

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	892	100		892	45,506
BAS	892	100		892	45,506
FGR	276	55		152	7,754
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FOP	48	30		14	714
FOP	48	30		14	714
PTO	100	5		5	255
PTO	100	5		5	255
<b>TOTALS</b>	<b>2,632</b>			<b>2,126</b>	<b>108,458</b>

3680 NW HUNTSBORO ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	5,390	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	

TOTAL OB/XF																
5,890																

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		RMF-2111.00	220.00		1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE																								
10/29/2018 BY KR Total Acres: 0.56 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000																								

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		216,916
TOTAL MARKET OB/XF VALUE		5,890
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		257,806
SOH/AGL Deduction		0
ASSESSED VALUE		257,806
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		257,806
TOTAL JUST VALUE		257,806
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		251,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
426	MAINT/ALTR	50	10/02/2013
373	MAINT/ALTR	50	08/21/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/1585	3/18/2024	WD	U	I	11	100
GRANTOR: STLWFAR LLC						
GRANTEE: STLWFAR FOUNDATION						
1403/2645	1/22/2020	WD	U	I	11	100
GRANTOR: PAUL MAX & JOSEPHINA						
GRANTEE: STLWFAR LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W18 PTO= N10 W10 S10 E10\$ W20 BAS= W10 PTO= N10 W10 S10 E10\$ W28 S32 E14 FOP= E12 N4 W12 S4\$ N4 E12 FGR= S4 E12 N23 W12 S19\$ N19 E12 N9\$ S 9 FGR= S23 E12 N23 W12\$ E12 S19 FOP= S4 E12 N4 W12\$ E12 S4 E14 N32\$.

