

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,463	103.8906	116.36	170,235	1964	1964	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 1353 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		93,629
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		113,529
SOH/AGL Deduction		0
ASSESSED VALUE		113,529
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		113,529
TOTAL JUST VALUE		113,529
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,848

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,353	100		1,353	86,589
FCP	252	25		63	4,032
FOP	24	30		7	448
FST	72	55		40	2,560
TOTALS	1,701			1,463	93,629

BLD DATE	LGL DATE
	04/21/2023 MLU

131 SE OLUSTEE AVE, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/921	5/12/2025	WD	Q	I	01	125,000
GRANTOR: WYRICK KATHERINE P						
GRANTEE: TUNSIL ANNETTE						
0937/2149	10/17/2001	WD	Q	I	03	61,000
GRANTOR: ALVIN E & LORRAINE WE						
GRANTEE: ERROL D & KATHERINE						

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	0	0	3	100	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	13	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

EXTRA FEATURES																	
TOTAL OB/XF 1,400																	

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS= W51 S27 E23 FOP= E6 N4 W6 S4\$ N4 E6 S4 E22 FCP= E12 N21 W12 S21\$ N21 FST= E12 N6 W12 S6\$ N6\$.																	

LAND DESCRIPTION																								
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	0100	C	SFR	0		RSF-2	90.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							