

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,249	94.2840	107.48	241,723	1966	1966	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2094 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		157,120
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		20,905
TOTAL MARKET VALUE		180,425
SOH/AGL Deduction		0
ASSESSED VALUE		180,425
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		180,425
TOTAL JUST VALUE		180,425
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		194,824

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	70	100		70	4,891
BAS	2,024	100		2,024	141,401
FSP	144	40		58	4,052
UST	216	45		97	6,777
TOTALS	2,454			2,249	157,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043924	Electrical Servic	0	03/15/2022
000042883	Roof Replacement	13,951	10/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1549/2725	8/26/2025	WD U	U	I	12	188,000

GRANTOR: RANLIFE INC
GRANTEE: BRYANT MONTAVIOUS
1532/436 1/29/2025 CT U I 18 100
GRANTOR: HAMMOND LINDSAY
GRANTEE: RANLIFE INC

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	0	1.00	UT 0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	0	0	0	0	1.00	UT 1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	0	0	0	0	1.00	UT 0.00	100	0	0	3	100	100	
4	0120	CLFENCE 4	0	0	0	0	0	1.00	UT 0.00	100	1993	1993	3	100	300	
5	0169	FENCE/WOOD	0	0	0	0	0	1.00	UT 0.00	100	2012	2012	3	100	300	

EXTRA FEATURES		BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
387 SE OLUSTEE AVE, LAKE CITY				04/21/2023		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W74 S28 E30 FSP= S4 E24N6 W24 S2\$ N2 E24 S2 E20 N28\$ PTR=N20 UST= W18 S12 E4 BAS= S7 E10N7 W10\$ E14 N12\$ S20\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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	2144.00	88.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							