

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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
0100	01	1,122	122.2980	139.42	156,429	1961	2000	0	0	31.25	68.75

1 SINGLE FAM 0% - 2026 Heated Area: 999 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		107,545
TOTAL MARKET OB/XF VALUE		2,600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		128,645
SOH/AGL Deduction		0
ASSESSED VALUE		128,645
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		128,645
TOTAL JUST VALUE		128,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,676

Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	34317.070	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	999	100		999	95,756
FCP	220	25		55	5,272
FOP	148	30		44	4,217
FST	44	55		24	2,300
TOTALS	1,411			1,122	107,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047695	Roof Replacement	5,200	07/18/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/979	2/13/2025	QC	U	I	11	100

GRANTOR: MINCHIN RONALD III
GRANTEE: MINCHIN JAMES RONALD
1497/78 8/14/2023 WD Q I 01 165,000
GRANTOR: HUDSON W KEITH
GRANTEE: MINCHIN RONALD III

309 SE OAKMONT ST, LAKE CITY

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	1,500	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0296	SHED METAL	0	0	8	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W37 S3 FST= W11 S4 E11 N4\$ S4 FCP= W11 S20 E11 N20\$ S20 FOP= S4 E37 N4 W37 \$ E37 N27\$.	

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-2	84.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							