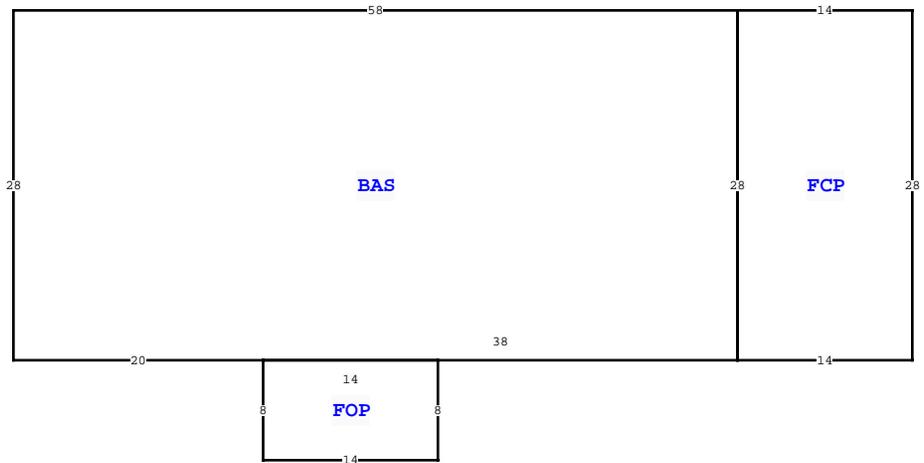


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.070	1.00/	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	2017									
				Heated Area: 1624				HX Base Yr 2017				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100		1,624	127,379
FCP	392	25		98	7,687
FOP	112	30		34	2,667
TOTALS	2,128			1,756	137,733

296 SE OLUSTEE AVE, LAKE CITY

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

EXTRA FEATURES																
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	100	0	0			0.00	100	0	0	3	100	600	
2	0258	PATIO	0	100	0	0			0.00	100	0	0	3	100	100	
3	0120	CLFENCE 4	0	100	0	0			0.00	100	1993	1993	3	100	200	
4	0294	SHED WOOD/	0	100	0	0			0.00	100	2012	2012	3	100	1,500	

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
1	0100	C	SFR	100		RSF-2110.00	127.00		1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		137,733
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		158,633
SOH/AGL Deduction		71,948
ASSESSED VALUE		86,685
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		35,274
TOTAL JUST VALUE		158,633
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052182	Generator	0	01/29/2025
28332	MAINT/ALTR	25	01/21/2010
6748	ADDN SFR	12,000	01/11/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1318/2654	7/20/2016	WD U	I	I	11	100

GRANTOR: MALLIE MASON & PHYLLI
GRANTEE: JEREMY FARNELL(LE),

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W58 S28 E20 FOP= S8 E14 N8 W14\$ E38 FCP= E14 N28W14 S28\$ N28\$.									