

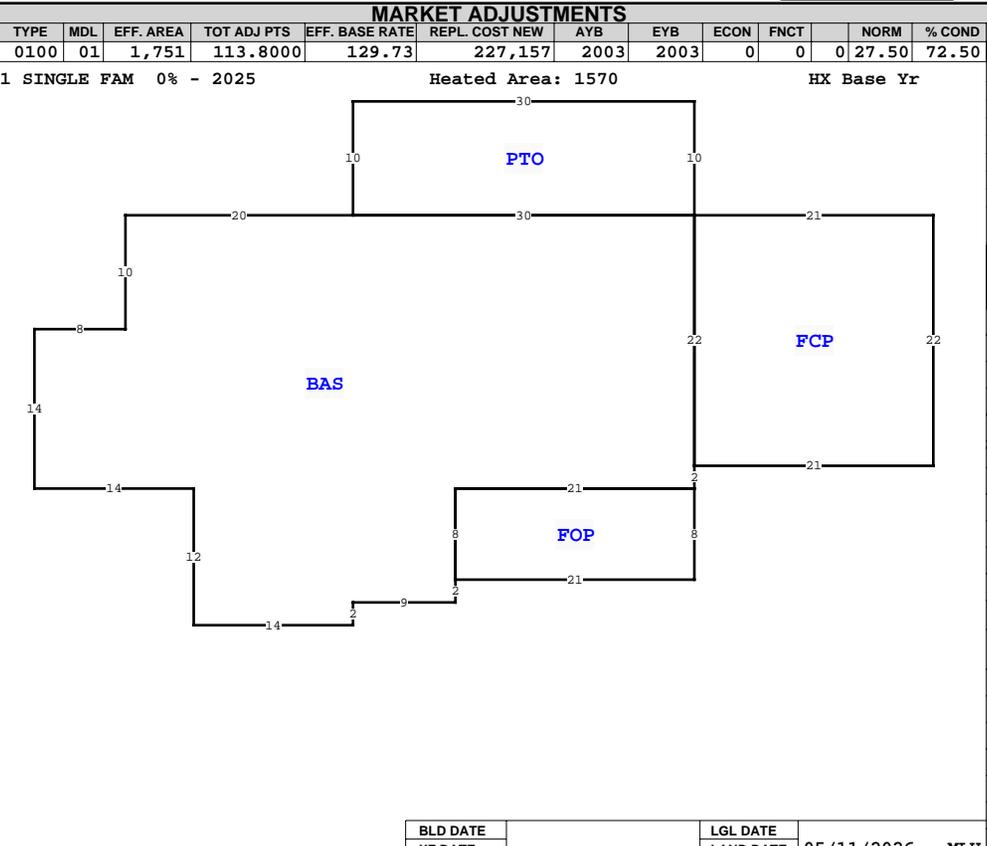
COMM SW COR OF NW1/4 OF SW1/4, R
POB, CONT N 480.40 FT, NE 375 FT
SE ALONG R/W 510 FT, SW 530.83 F

HART RUSSELL W/HART TINA M
6596 NW HWY 41
LAKE CITY, FL 32055

2026

35-2S-16-01881-000
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ELEMENT		CD	CONSTRUCTION
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	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		2	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	35216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,570	100	
FCP	462	25	
FOP	168	30	
PTO	300	5	
TOTALS	2,500		
TOTAL ADJ AREA	1,751		
SUBAREA MARKET VALUE	164,689		



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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		164,689
TOTAL MARKET OB/XF VALUE		6,780
TOTAL LAND VALUE - MARKET		46,800
TOTAL MARKET VALUE		218,269
SOH/AGL Deduction		0
ASSESSED VALUE		218,269
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		218,269
TOTAL JUST VALUE		218,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19794	SFR	281	08/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/137	3/09/2020	LE	U	I	14	100

GRANTOR: HART DON W (ENH LE)
GRANTEE: HART RUSSELL W (RMD)
932/2242 8/08/2001 WD Q I 01 8,000
GRANTOR: PYLE KATHRYNE BERNIEC
GRANTEE: HART DON W

EXTRA FEATURES 6554 NW US HIGHWAY 41 , 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	15	21	315.00	UT	2.00	2.00	100	2003	2003	3	100	630	
2	0070	CARPOT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	500	
3	0010	BARN, BLK	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	5,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
5	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
7	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
8	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	100	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S10 W8 S14 E14 S12 E14 N2 E9 N2 FOP= E21 N8 W21 S8\$
N8 E21 N2 FCP= E21 N22 W21 S22\$ N22 PTO= N10 W30 S10 E30\$
W30\$.

LAND DESCRIPTION TOTAL OB/XF 6,780

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	0000	C	VAC RES	0		A-1	0.00	0.00	0.60	AC		1.00	1.00	1.00	9,000.00	9,000.00	5,400							
2	0100	C	SFR	0			0.00	0.00	4.60	AC		1.00	1.00	1.00	9,000.00	9,000.00	41,400							