

**BUILDING CHARACTERISTICS**

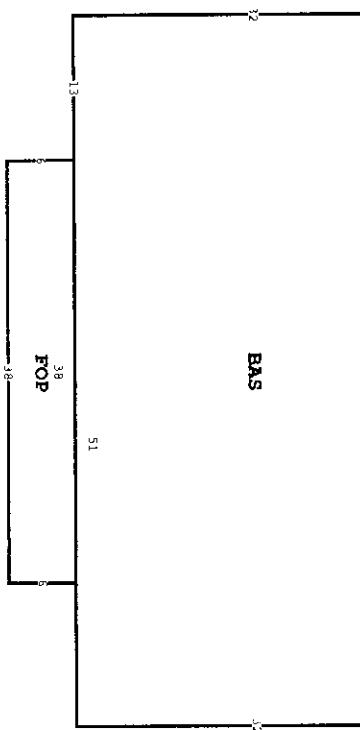
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AVG	EBV	ECON. FNCT	NORM	% COND
Exterior Wall	31	VINYL SID	D100	01	2,398	104.5660	117.11	280,830	2003	2003	0	0	27.50
Roof Structure	03	GABLE/HIP											
Roof Cover	03	COMP SHNGL											
Interior Wall	05	DRYWALL											
Interior Floor	14	CARPET											
Interior Plac	15	HARDTILE											
Air Condition	03	CENTRAL											
Heating Type	04	AIR DUCTED											
Bedrooms													
Bathrooms													
Frame													
Stories													
Architectural													
Units													
Condition Adj													
Kitchen Adjus													

**MARKET ADJUSTMENTS**

Heated Area:	2248
HX Base Yr:	2004

VALUATION BY	Tax Dist:	STANDARD
Tax Group: 3		
BUILDING MARKET VALUE		203,602
TOTAL MARKET OBJF VALUE		41,589
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		300,191
SOM/AGL Deduction		93,346
ASSESSED VALUE		206,845
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,434
TOTAL JUST VALUE		300,191
NCM VALUE		7,000
PREVIOUS YEAR MKT VALUE		297,554

Quality	05 05
Door Code	0100 SINGLE FAMILY
MAP NUM	MKT AREA
MECH/HOOD/LOC	18516.010 1.00/0.02
AREA TYPE	TOTAL AREA
BAS	200 100
BAS	2,048 100
FOP	228 30
UOP	200 20
UOP	208 20



PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052731	Mobile Home		03/27/2025
000052562	Right-of-Way Acce		03/12/2025
36998	POOL	369	07/20/2018
19978	SFR	392	09/20/2002

**SALES DATA**

OFF RECORD	DATE	TYPE	Q	V	RSN	SALE PRICE
0946/1378	2/12/2002	WD P	V	99		24,900
GRANTOR: ALLEN & LINDA EDWARDS						
GRANTEE: GREGORY A & CHRISTA						
0853/0204 2/05/1998 WD Q V 27,400						
GRANTOR: A BAR S LAND & CATTLE						
GRANTEE: ALLEN & LINDA EDWAR						

**EXTRA FEATURES**

L 0847	DESCRIPTION	BUDCAP	L	W	UNITS
1 0190	FPLC PF	0 100	0	0	1.00 UT 1,200.00
2 0166	CONC, PAVMT	0 100	0	0	562.00 UT 2.00
3 0030	BARN, MT	0	0	18 24	432.00 UT 12.00
4 0252	LEAN-TO W/	0 100	12 24		240.00 UT 2.50
5 0280	POOL R/CON	0 100	14 29		406.00 UT 70.00
6 0120	CLENCE 4	0 100	0	0	1.00 UT 0.00
7 0166	CONC, PAVMT	0 100	10 42		420.00 UT 2.00
8 9945	Well/Sept	0 100	0	0	1.00 UT 7,000.00

**BUILDING DIMENSIONS**

ORIG COND	YEAR	ACTUAL	Q	% COND	OBJF VALUE
100	2003	2003	3	100	1,200
100	2003	2003	3	100	1,124
100	2006	2006	3	100	5,184
100	2006	2006	3	100	600
100	2018	2018	3	86	24,441
100	2018	2018	3	100	1,200
100	2018	2018	3	100	840
100	2026	2025		100	7,000

**BUILDING NOTES**

HAS: W2 BAS- N12 70P- N20 W20 LOP- W4 66 88 012 512 W205  
 S10 R205 W20 STEEPENS W62 832 611 FOP- 64 838 86 W480 651  
 N245.

**LAND DESCRIPTION**

L	M	N	USE	CLS	SFR	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UITS	UNIT D	DEPTH	FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS	YEAR	DENSITY	DECL	FRZ	YR	CONSVY
1	0100		C		SFR		100			A-1	0.00	0.00	1.00 LT		1.00	1.00	1.00	1.00	55,000.00	55,000.00	55,000							

**TOTAL OBJF** 41,589

**TOTALS** 2,884 2,398 203,602 1351 SW ICHETTUCKNEE AVE, LAKE CITY

**BIDDING DATE** 04/07/2025 **MLU**

**REVIEW DATE** 02/03/2026 **BY** JB **Total Acres:** 5.01 **Total Land Value:** 55,000 **Market:** 0 **Agricultural:** 0 **Common:** 55,000 **PRINTED** 03/25/2026 **BY** SYS