

COMM SW COR OF NW1/4, RUN E 304.
NE R/W LINE OF GS & F RR & POB,
ALONG NE R/W, 613.13 FT, S 76 DG

LEE STEVEN/LUCAS ASHLEY
118 NW LANGFORD CT
LAKE CITY, FL 32055

2025

35-2S-16-01873-001



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	02	WALL BD/WD 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 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			
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	132,398
FGR	462	55		254	18,080
FOP	160	30		48	3,416
FSP	323	40		129	9,183
FST	189	55		104	7,403
TOTALS	2,994			2,395	170,479

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,395	97.7760	109.51	262,276	1972	1985	0	0	35.00	65.00
1 SINGLE FAM - 100% - 2018				Heated Area: 1860				HX Base Yr 2018			
The diagram shows a floor plan with several labeled areas and dimensions. The main area is labeled 'BAS' with a width of 32 and a height of 31. To the left of the main area is a vertical strip containing two smaller areas: 'FST' (width 21, height 9) and 'FGR' (width 21, height 22). Above the main area is a rectangular area labeled 'FSP' (width 17, height 19). Below the main area is a rectangular area labeled 'FOP' (width 20, height 8). Various other dimensions are marked along the perimeter and internal lines, including 21, 9, 22, 14, 20, 8, 46, 28, and 17.											
						BLD DATE				LGL DATE	
						XF DATE				LAND DATE	04/15/2025
						INC DATE				AG DATE	
										04/15/2025	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
1	0282	POOL ENCL	0	100	23	46	1,058.00	UT	15.00	15.00	100	1993	1993	3
2	0281	POOL R/FIB	0	100	12	32	384.00	UT	65.00	65.00	100	1993	1993	3
3	0327	STABLES-SM	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3
8	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3
9	0296	SHED METAL	0	100	0	0	1.00	UT	2,200.00	2,200.00	100	2023	2022	100
10	0169	FENCE/WOOD	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022	100

LAND DESCRIPTION				TOTAL OB/XF												30,332											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100			0.00	0.00	5.31	AC		1.00	1.00	1.00	7,000.00	7,000.00	37,170										