

LOT 9 CREEK RUN PLANTATION S/D.
QC 1292-816, WD 1338-2284, WD 14

WARING JOHN LUCAS
393 SE HOLLY TER
LAKE CITY, FL 32025

2025

21-4S-17-08631-109



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	17	MSNRY STUC 100			
Exterior Wall	00	N/A 0			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LAM/VNPLK 100			
Interior Floo	00	N/A 0			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality			07	07	
DOR CODE			0100	SINGLE FAMILY	
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC			21417.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100		1,786	221,871
FGR	462	55		254	31,554
FOP	168	30		50	6,212
TOTALS	2,416			2,090	259,636

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,090	121.9680	128.07	267,666	2021	2021	0	0	3.00	97.00	
1 SINGLE FAM - 100% - 2025				Heated Area: 1786				HX Base Yr 2025				
The diagram shows a property layout with three distinct areas labeled in blue: BAS (Basement), FGR (Front Yard), and FOP (Front Porch). The overall property is bounded by dimensions 62 (top), 23 (right), 32 (left), and 12 (bottom). The BAS area is a large rectangle on the left. The FGR area is a rectangle on the right, with dimensions 22 (top), 21 (right), and 22 (bottom). The FOP area is a small rectangle at the bottom, with dimensions 6 (left), 28 (right), and 6 (bottom). The dimensions 12, 28, and 28 are also shown along the bottom boundary of the BAS area.												
			BLD DATE						LGL DATE			
			XF DATE						LAND DATE			
							AG DATE					

TOTALS		2,416				2,090		259,636		393 SE HOLLY TER, LAKE CITY					XF DATE				LAND DATE		05/14/2024		MLU	
EXTRA FEATURES															INC DATE				AG DATE					
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
1	0166	CONC, PAVMT		0	100	0	0	960.00		UT	1.50		1.50		100	2022	2021		100	1,440				