

COMM SW COR OF BLK 7 LAKESIDE HE  
RUN E 295 FT FOR POB, RUN N 369  
TO W R/W US-441, SW ALONG R/W 37

HARSON HOLDINGS INC  
971 W DUVAL ST, STE 183  
LAKE CITY, FL 32055

2025

08-4S-17-08250-000



| BUILDING CHARACTERISTICS |                  |                |               |              |                      |
|--------------------------|------------------|----------------|---------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION   |               |              |                      |
| Exterior Wall            | 05               | AVERAGE 100    |               |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100  |               |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100 |               |              |                      |
| Interior Wall            | 02               | WALL BD/WD 100 |               |              |                      |
| Interior Floo            | 14               | CARPET 90      |               |              |                      |
| Interior Floo            | 06               | VINYL ASB 10   |               |              |                      |
| Air Condition            | 02               | WINDOW 100     |               |              |                      |
| Heating Type             | 04               | AIR DUCTED 100 |               |              |                      |
| Bedrooms                 |                  | 2 100          |               |              |                      |
| Bathrooms                |                  | 1 100          |               |              |                      |
| 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      |              | 06                   |
| NEIGHBORHOOD/LOC         |                  | 8417.0300      | 1.00/         |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR          | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 630              | 100            |               | 630          | 43,997               |
| UCP                      | 216              | 20             |               | 43           | 3,003                |
| UOP                      | 9                | 20             |               | 2            | 140                  |
| TOTALS                   |                  | 855            |               | 675          | 47,139               |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0100               | 01  | 675       | 95.9300     | 107.44         | 72,522         | 1950 | 1950 | 0    | 0    | 0 | 35.00 | 65.00  |

1 SINGLE FAM - 0% - 0

Heated Area: 630

HX Base Yr

3

3

3

3

UOP

18

30

21

12

BAS

18

12

13

UCP

BLD DATE

XF DATE

LGL DATE

LAND DATE

04/21/2023

MLU

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