



ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality 05 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 5417.0600 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	106,157
FOP	288	30		86	8,453
FOP	288	30		86	8,453
FUS	396	100		396	38,925
UBM	1,080	20		216	21,232
TOTALS	3,132			1,864	183,219

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	% COND	OB/XF MKT VALUE	NOTES
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT 2,000.00	2,000.00	100	2006	2006	3	100	2,000
2	0166	CONC, PAVMT	0	100	0	0	1,161.00	UT 3.00	3.00	100	2006	2006	3	100	3,483

LAND DESCRIPTION

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	0100	C	SFR	100			0.00	0.00	20,150.00	SF		1.00	1.00	1.00	1.00	1.00	20,150							

REVIEW DATE 11/16/2016 BY DF

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,864	108.3480	121.35	226,196	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2017 Heated Area: 1476 HX Base Yr 2017

36

30

30

36

UBM

36

8

8

36

FOP

36

30

30

36

BAS

36

8

8

36

FOP

36

11

11

36

FUS

BLD DATE

LGL DATE

01/07/2022

W

820 SE ZINNIA WAY, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 5,483

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	1.00	20,150							

Total Acres: 0.46 Total Land Value: 20,150 Market: 0 Agricultural: 0 Common: 20,150

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VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	183,219
TOTAL MARKET OB/XF VALUE	5,483
TOTAL LAND VALUE - MARKET	20,150
TOTAL MARKET VALUE	208,852
SOH/AGL Deduction	64,599
ASSESSED VALUE	144,253
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	93,531
TOTAL JUST VALUE	208,852
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	211,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3365	SFR	756	08/22/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1309/2251	2/17/2016	WD	Q	I	01	142,000

GRANTOR: ROBERT MASTERS

GRANTEE: BRENDA ANN KELSOE

1171/0612 4/14/2009 QC U I 11 100

GRANTOR: WILLIAM H FREEMAN

GRANTEE: ROBERT MASTERS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N30 FOP= N8 W36 S8 E36\$ W36 S30 FOP= S8 E36 N8 W36\$ E36PTR= N60 UBM= N30 W36 S30 E36\$ S60\$PTR= N30 E60 FUS= N11 W36 S11 E36\$ S30 W60\$.