

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
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
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM - 100%	2,281	116.6220	125.95	287,292	2006	2006	0	0	18.00	82.00

Heated Area: 1917 HX Base Yr 2007

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		235,579
TOTAL MARKET OB/XF VALUE		7,310
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		277,889
SOH/AGL Deduction		102,108
ASSESSED VALUE		175,781
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,059
TOTAL JUST VALUE		277,889
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,136

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,917	100		1,917	197,986
FGR	504	55		277	28,608
FOP	35	30		10	1,033
FSP	192	40		77	7,952
TOTALS	2,648			2,281	235,579

566 SW PHILLIPS CIR, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052869	Roof Replacement	18,750	04/10/2025
23748	SFR	588	10/21/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1085/2085	6/01/2006	WD Q	Q	I		260,000
GRANTOR: SPARKS CONTRACTORS IN						
GRANTEE: CARL & CHERYL L HAR						
1059/1935	9/26/2005	WD Q	Q	V		49,900
GRANTOR: LANGFORD						
GRANTEE: PARKS CONSTRCTORS						

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	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	1,744.00	UT	2.50	2.50	100	2006	2006	3	100	4,360	
3	0258	PATIO	0	100	0	1.00	UT	950.00	950.00	100	2024	2023		100	950	

BLD DATE		LGL DATE	
		04/03/2025	MLU

BUILDING NOTES	
BAS= W24 FSP= N12 W16 S12 E16\$ W33 S32 FGR= S24 E21 N24 W21\$ E21 S6 E11 N3 FOP= E7 N5 W7 S5\$ N5 E7 S7 E11 N7 E7 N30\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							