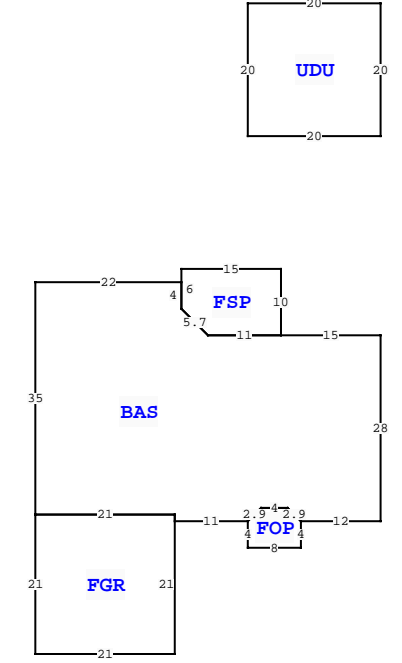


839-1332, 899-2501,

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,140	125.7848	140.88	301,483	1997	1997	0	0	30.10	69.90

1 SINGLE FAM 100% - 2001 Heated Area: 1607 HX Base Yr 2001



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	11416.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,607	100		1,607	158,249
FGR	441	55		243	23,930
FOP	44	30		13	1,280
FSP	142	40		57	5,613
UDU	400	55		220	21,665
TOTALS	2,634			2,140	210,737

EXTRA FEATURES 139 SW NIFTY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		210,737
TOTAL MARKET OB/XF VALUE		8,473
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		254,210
SOH/AGL Deduction		93,820
ASSESSED VALUE		160,390
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,668
TOTAL JUST VALUE		254,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,735

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11985	SFR	265	12/23/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0899/2501	3/31/2000	WD	Q	I		109,900
GRANTOR: LEE & BARBARA BAKER						
GRANTEE: JAMES & TERESA SCHN						
0839/1332	5/14/1997	WD	Q	I		91,900
GRANTOR: PETE GIEBEIG						
GRANTEE: BAKER						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 FSP= N10 W15 S6 D4 R4 E11\$ W11 L4 U4 N4 W22 S35 FGR= S21 E21 N21 W21\$ E21S1 E11 FOP= S4 E8 N4 U2 L2 W4 L2 D2 \$ U2 R2 E4 R2 D2 E12 N28\$ PTR= N30 UDU= N20 W20 S20 E20\$ S30\$.	

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	0166	CONC, PAVMT	0	100	0	0	1,342.00	UT	1.50	1.50	100	1997	1997	3	100	2,013	
2	0169	FENCE/WOOD	0	100	0	0	128.00	UT	7.50	7.50	100	1997	1997	3	100	960	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION TOTAL OB/XF 8,473

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							