



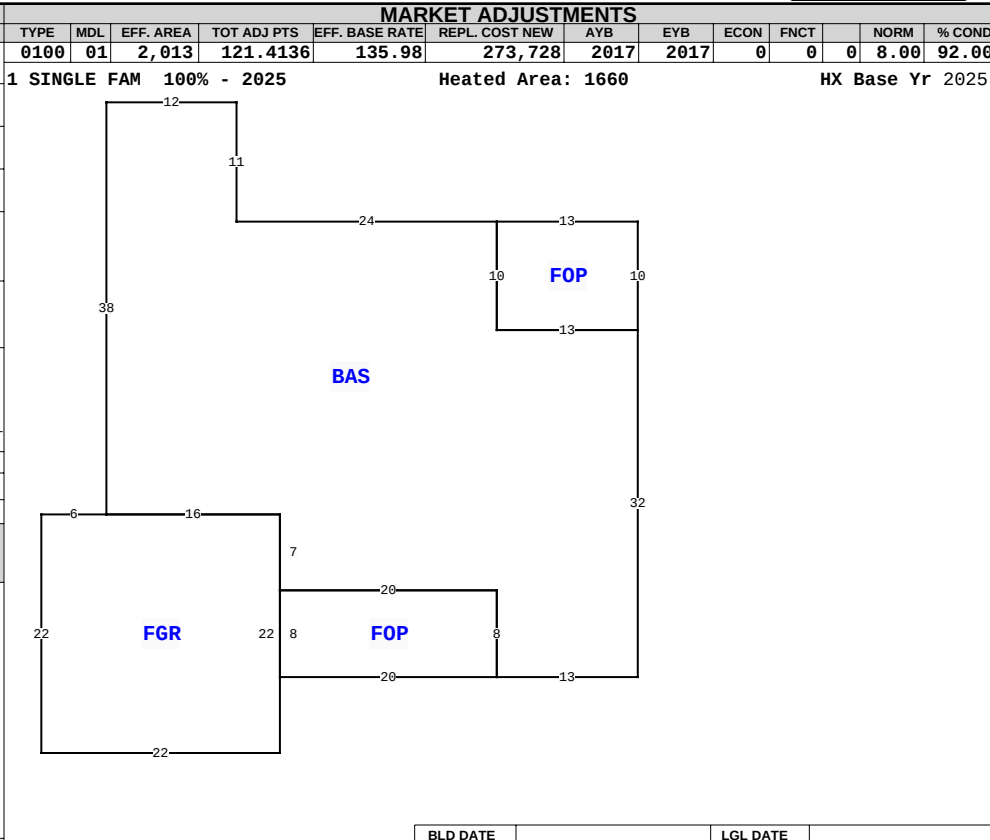
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,660	100		1,660	207,669
FGR	484	55		266	33,277
FOP	130	30		39	4,879
FOP	160	30		48	6,005

TOTALS	2,434			2,013	251,830
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1,014.00	UT	2.00	2.00



213 SW VANN CT, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,013	121.4136	135.98	273,728	2017	2017	0	0	8.00	92.00

1 SINGLE FAM 100% - 2025 Heated Area: 1660 HX Base Yr 2025

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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	251,830
TOTAL MARKET OB/XF VALUE	2,028
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	288,858
SOH/AGL Deduction	0
ASSESSED VALUE	288,858
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	238,136
TOTAL JUST VALUE	288,858
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	291,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34830	SFR	729	01/12/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1411/2427	5/09/2020	QC	U	I	11
GRANTOR: HENRY GREEN & NICOLE					SALE PRICE
GRANTEE: HENRY GREEN					100
1339/0253	6/19/2017	WD	Q	I	01
GRANTOR: STANLEY CRAWFORD CONS					197,500
GRANTEE: HENRY & NICOLE GREE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W24 N11 W12 S38 FGR= W6 S22 E22 N22 W16\$ E16 S7 FOP= S8 E20 N8 W20\$ E20 S8 E13 N32 FOP= N10 W13 S10 E13\$ W13 N10\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00