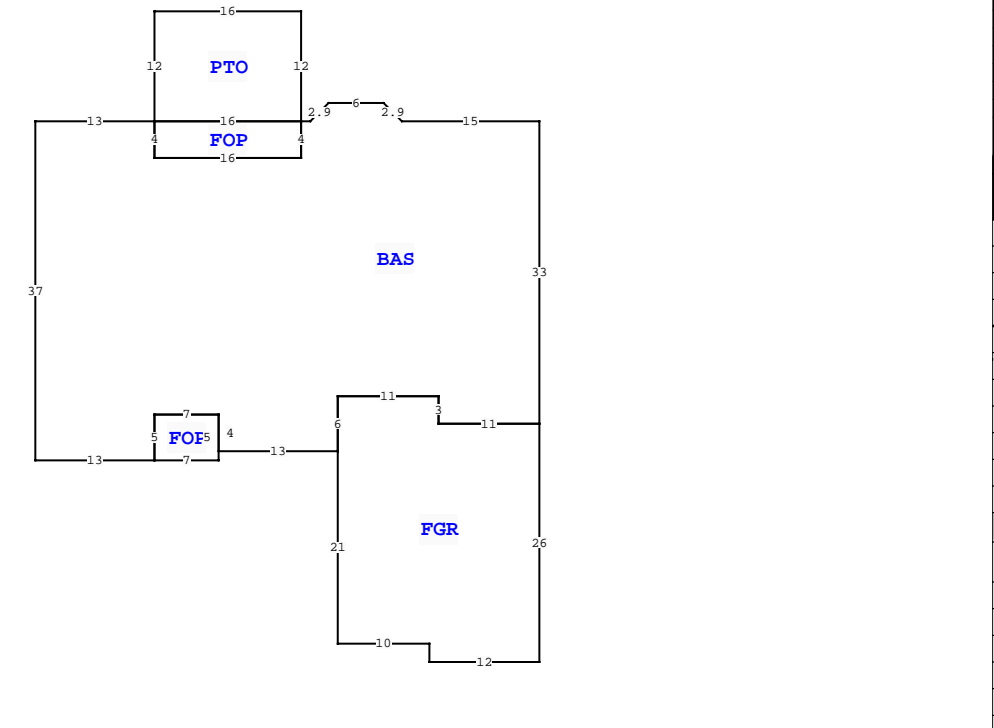


ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 50
Exterior Wall	32	HARDIE BRD 50
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,179	132.8580	143.49	312,665	2005	2005	20	0	19.00	61.00		
1 SINGLE FAM - 100% - 2010 Heated Area: 1818 HX Base Yr 2010													



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	15416.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,818	100		1,818	159,128
FGR	585	55		322	28,184
FOP	35	30		10	875
FOP	64	30		19	1,663
PTO	192	5		10	875
TOTALS	2,694			2,179	190,726

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		190,726
TOTAL MARKET OB/XF VALUE		9,560
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		235,286
SOH/AGL Deduction		74,665
ASSESSED VALUE		160,621
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,899
TOTAL JUST VALUE		235,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,021

BLDG:1:2: DEPR UNTIL THE PROBLEM IS RESOLVED
BLDG:1:1: PROPERTY HAS FLOODED IN THE PAST, GIVEN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051076	Roof Replacement	21,000	10/14/2024
22777	SFR	560	02/03/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1181/2546	9/11/2009	WD	U	I	12	115,000

GRANTOR: CITIBANK NA AS TRUSTE
GRANTEE: JAMES H IV & SARAH
1176/0660 6/17/2009 CT U I 18 100
GRANTOR: CLERK OF COURT
GRANTEE: CITIBANK NA AS TRUS

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	0166	CONC, PAVMT	0	100	0	0	2,144.00	UT	2.50	2.50	100	2005	2005	3	100	5,360	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

TOTAL OB/XF														9,560
152 SW GROVELAND CT, LAKE CITY														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
04/03/2025 MLU														

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W15 L2 U2 W6 D2 L2 W1 PTO= N12 W16 S12 E16 FOP= W16 S4 E16 N4 S4 W16 N4 W13 S37 E13 FOP= E7 N5 W7 S5 N5 E7 S4 E13 FGR= S21 E10 S2 E12 N26 W11 N3 W11 S6 N6 E11 S3 E11 N33 S.

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