

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	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	02	02 100
Kitchen Adjus	01	01 100

Quality 05 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 15417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,623	100		1,623	145,655
FGR	360	55		198	17,769
FOP	40	30		12	1,077
PTO	168	5		8	718

TOTALS 2,191 1,841 165,219

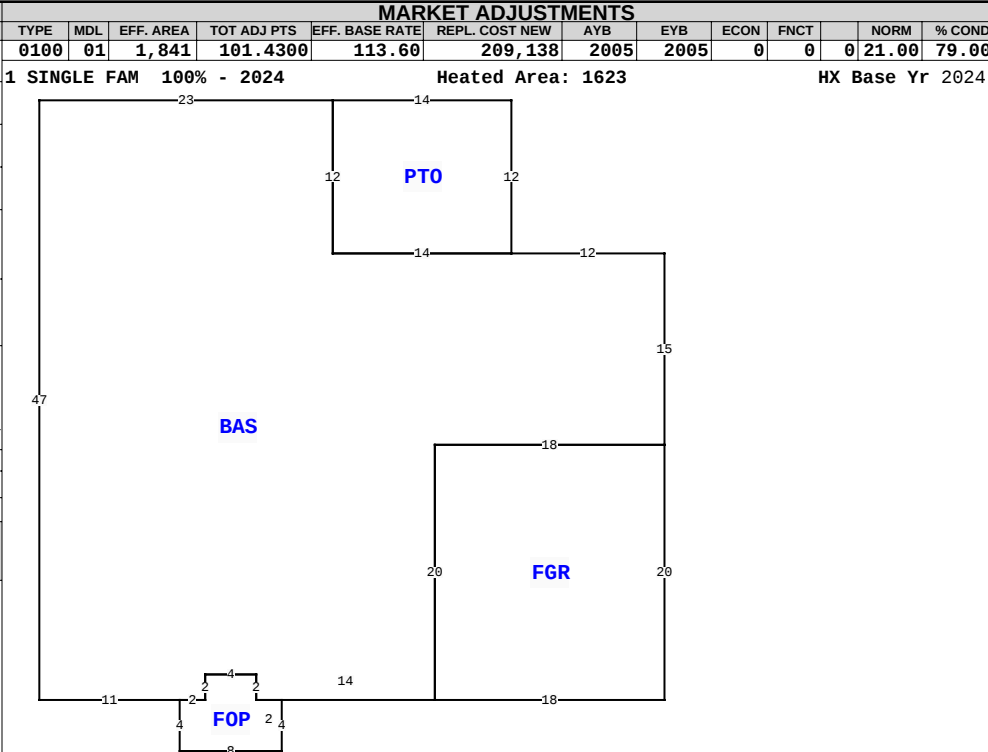
EXTRA FEATURES

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	0166	CONC, PAVMT	0 100	0	0	1,004.00	UT	2.50	2.50	100	2005	2005	3	100	2,510	
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 02/20/2017 BY DF



251 SE VICTORIA GLN, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,841	101.4300	113.60	209,138	2005	2005	0	0	21.00	79.00

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VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	165,219
TOTAL MARKET OB/XF VALUE	2,710
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	186,429
SOH/AGL Deduction	113,033
ASSESSED VALUE	73,396
TOTAL EXEMPTION VALUE	53,396
BASE TAXABLE VALUE	20,000
TOTAL JUST VALUE	186,429
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,625

PERMIT NUM	DESCRIPTION	AMT	ISSUED

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/926	6/27/2025	QC	U	I	11	100

GRANTOR: CORNERSTON DEVELOPMEN
GRANTEE: FCS TRUST DATED JAN
1358/1863 4/25/2018 WD Q I 01 148,000
GRANTOR: TODD G LUSSIER
GRANTEE: MERCEDEDS ECHEVERRI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 PTO= N12 W14 S12 E14\$ W14 N12 W23 S47 E11 FOP= S4 E8 N4 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E14 FGR= E18 N20 W18 S20\$ N20 E18 N15\$.

TOTAL OB/XF 2,710