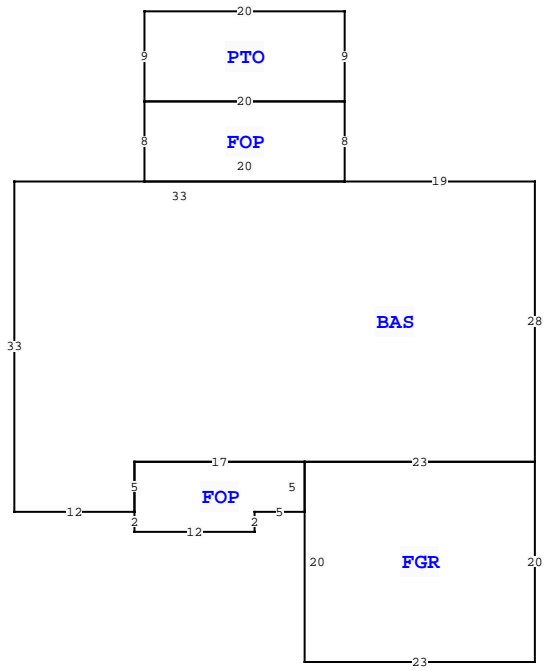


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architactual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	20316.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,516	100	
FGR	460	55	
FOP	109	30	
FOP	160	30	
PTO	180	5	
TOTALS	2,425		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2021	165.02	306,772	2019	2019	0	0	0	92.50
Heated Area: 1516 HX Base Yr 2021											



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		283,764
TOTAL MARKET OB/XF VALUE		106,355
TOTAL LAND VALUE - MARKET		32,040
TOTAL MARKET VALUE		422,159
SOH/AGL Deduction		35,543
ASSESSED VALUE		386,616
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		335,894
TOTAL JUST VALUE		422,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047311	Screen Enclosure	20,000	05/24/2023
000046727	Swimming Pool and	81,000	03/13/2023
000045345	Remodel	8,245	08/31/2022
000041833	Electrical Servic	0	04/30/2021
41403	STORAGE BLDG		02/25/2021
37407	SFR	797	11/06/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/1903	12/31/2019	WD	Q	I	01	235,000
GRANTOR: DANIEL K SCHNABEL						
GRANTEE: ROBERTA L & JAMES C						
1051/2363	7/13/2005	WD	Q	V		39,000
GRANTOR: RICHARD & KELLY MARS						
GRANTEE: DANIEL K SCHNABEL						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2019
2	0166	CONC, PAVMT	0	100	0	1,134.00	UT	2.00	2.00	100	2019
3	0210	GARAGE U	0	100	40	2,000.00	UT	22.50	22.50	100	2021
4	0166	CONC, PAVMT	0	100	0	2,740.00	UT	3.00	3.00	100	2021
5	0280	POOL R/CON	0	100	14	420.00	UT	70.00	70.00	100	2024
6	0166	CONC, PAVMT	0	100	0	949.00	UT	2.50	2.50	100	2024
7	0282	POOL ENCL	0	100	0	1,369.00	UT	15.00	15.00	100	2024

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
228 NW BROOK LOOP, LAKE CITY											
BLD DATE: 04/07/2025 MLU											
LGL DATE: 04/07/2025 MLU											
LAND DATE: 04/07/2025 MLU											
AG DATE: 04/07/2025 MLU											
INC DATE: 04/07/2025 MLU											
TOTAL OB/XF: 106,355											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W19 FOP= N8 PTO= N9 W20 S9 E20\$ W20 S8 E20\$ W33 S33 E12											
FOP= S2 E12 N2 E5 N5 W17 S5\$ N5 E17 FGR= S20 E23 N20 W23\$ E23 N28\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		A-1	236.00	307.00	1.78	AC	1.00