



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 60  |
| Exterior Wall            | 31 | VINYL SID 40   |
| Roof Structur            | 08 | IRREGULAR 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 12 | HARDWOOD 80    |
| Interior Floo            | 15 | HARDTILE 20    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 3  | 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  | 05   | 05            |
| DOR CODE | 0100 | SINGLE FAMILY |

|         |  |          |    |
|---------|--|----------|----|
| MAP NUM |  | MKT AREA | 06 |
|---------|--|----------|----|

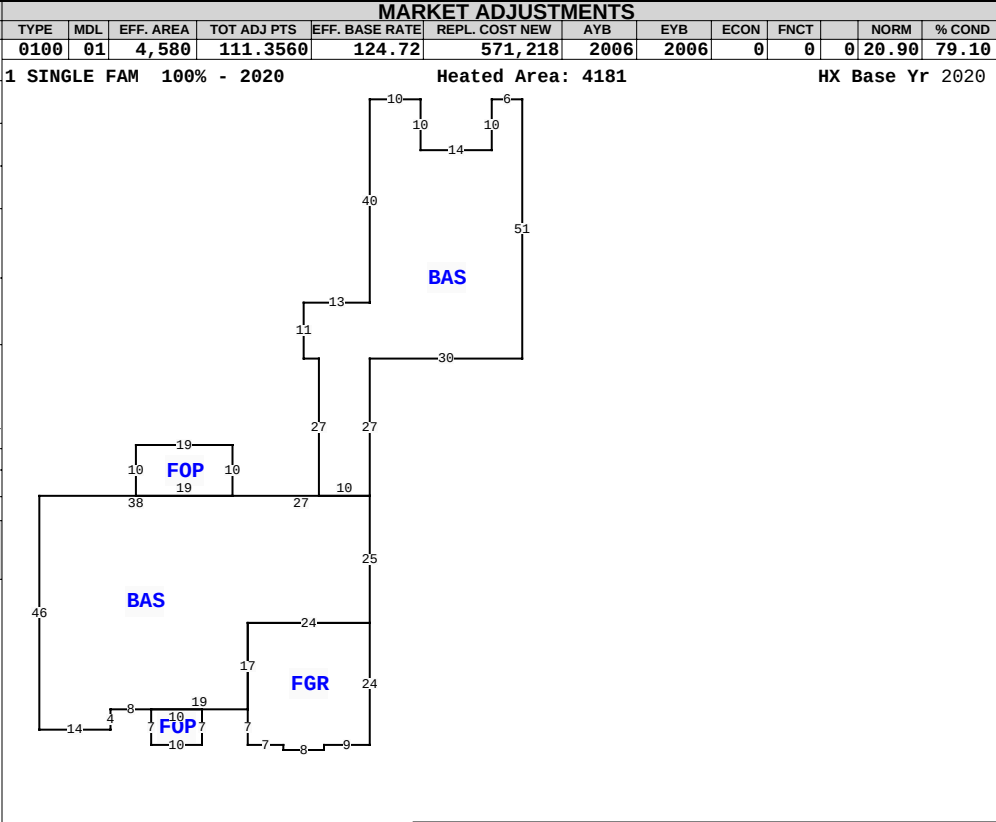
|                  |          |       |
|------------------|----------|-------|
| NEIGHBORHOOD/LOC | 23416.00 | 1.00/ |
|------------------|----------|-------|

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,803            | 100         |      | 1,803        | 177,872              |
| BAS       | 2,378            | 100         |      | 2,378        | 234,598              |
| FGR       | 584              | 55          |      | 321          | 31,668               |
| FOP       | 70               | 30          |      | 21           | 2,072                |
| FOP       | 190              | 30          |      | 57           | 5,623                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 5,025 |  |  | 4,580 | 451,833 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |        |
|----------------|------------|-------------|-----|-----|----|----|----------|----|--------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R  |
| 1              | 0166       | CONC, PAVMT | 0   | 100 | 0  | 0  | 5,970.00 | UT | 3.00   |
| 2              | 0166       | CONC, PAVMT | 0   | 100 | 20 | 20 | 400.00   | UT | 2.50   |
| 3              | 0169       | FENCE/WOOD  | 0   | 100 | 0  | 0  | 100.00   | UT | 13.50  |
| 4              | 0166       | CONC, PAVMT | 0   | 100 | 0  | 0  | 596.00   | UT | 2.25   |
| 5              | 0280       | POOL R/CON  | 0   | 100 | 0  | 0  | 392.00   | UT | 70.00  |
| 6              | 0294       | SHED WOOD/  | 0   | 100 | 0  | 0  | 1.00     | UT | 800.00 |

| 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-2    | 0.00  | 0.00  | 1.00        |



|                                |          |           |            |     |
|--------------------------------|----------|-----------|------------|-----|
| 239 SW LANCELOT GLN, LAKE CITY | BLD DATE | LGL DATE  | 04/03/2025 | MLU |
|                                | XF DATE  | LAND DATE |            |     |
|                                | INC DATE | AG DATE   |            |     |

| 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  | 5,970.00 | UT | 3.00   | 3.00           | 100       | 2006    | 2006        | 3 | 100    | 17,910          |       |
| 2   | 0166       | CONC, PAVMT | 0   | 100 | 20 | 20 | 400.00   | UT | 2.50   | 2.50           | 100       | 2009    | 2009        | 3 | 100    | 1,000           |       |
| 3   | 0169       | FENCE/WOOD  | 0   | 100 | 0  | 0  | 100.00   | UT | 13.50  | 13.50          | 50        | 2009    | 2009        | 3 | 50     | 675             |       |
| 4   | 0166       | CONC, PAVMT | 0   | 100 | 0  | 0  | 596.00   | UT | 2.25   | 2.25           | 100       | 2020    | 2020        | 3 | 100    | 1,341           |       |
| 5   | 0280       | POOL R/CON  | 0   | 100 | 0  | 0  | 392.00   | UT | 70.00  | 70.00          | 100       | 2020    | 2020        | 3 | 91     | 24,970          |       |
| 6   | 0294       | SHED WOOD/  | 0   | 100 | 0  | 0  | 1.00     | UT | 800.00 | 800.00         | 100       | 2025    | 2024        |   | 100    | 800             |       |

| TOTAL OB/XF |       |       |             |           |     |          |        |         |            | 46,696         |        |  |
|-------------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|--------|--|
| LOC ZONE    | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VAL |  |
| RSF-2       | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.20    | 35,000.00  | 42,000.00      |        |  |
|             |       |       |             |           |     |          |        |         |            |                |        |  |
|             |       |       |             |           |     |          |        |         |            |                |        |  |
|             |       |       |             |           |     |          |        |         |            |                |        |  |
|             |       |       |             |           |     |          |        |         |            |                |        |  |
|             |       |       |             |           |     |          |        |         |            |                |        |  |

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|---------------------------|--|-------------|---------|
| VALUATION SUMMARY         |  |             |         |
| VALUATION BY              |  | STANDARD    |         |
| Tax Group: 2              |  | Tax Dist:   |         |
| BUILDING MARKET VALUE     |  | 451, 833    |         |
| TOTAL MARKET OB/XF VALUE  |  | 46, 696     |         |
| TOTAL LAND VALUE - MARKET |  | 42, 000     |         |
| TOTAL MARKET VALUE        |  | 540, 529    |         |
| SOH/AGL Deduction         |  | 144, 029    |         |
| ASSESSED VALUE            |  | 396, 500    |         |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50, 722 |
| BASE TAXABLE VALUE        |  | 345, 778    |         |
| TOTAL JUST VALUE          |  | 540, 529    |         |
| NCON VALUE                |  | 0           |         |
| INCOME VALUE              |  |             |         |
| PREVIOUS YEAR MKT VALUE   |  | 547, 362    |         |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 40213      | POOL        | 0   | 07/24/2020 |
| 23772      | SFR         | 710 | 10/25/2005 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1352/0960                      | 1/26/2018  | WD           | Q      | I      | 01        | 340,000       |  |
| GRANTOR: TROY M AND TARA L HOL |            |              |        |        |           |               |  |
| GRANTEE: SCOTT & JESSICA GIT   |            |              |        |        |           |               |  |
| 1062/0173                      | 10/11/2005 | WD           | Q      | V      | 01        | 100           |  |
| GRANTOR: DONALD & SANDRA WILLI |            |              |        |        |           |               |  |
| GRANTEE: TROY M AND TARA L H   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W27 FOP= N10 W19 S10 E19\$ W38 S46 E14 N4 E8 FOP= S7 E10 N7 W10\$ E19 FGR= S7 E7 S1 E8 N1 E9 N24 W24 S17\$ N17 E24 N25\$ BAS= N27 E30 N51 W6 S10 W14 N10 W10 S40 W13 S11 E3 S27 E10\$. |  |  |  |  |  |  |  |  |  |