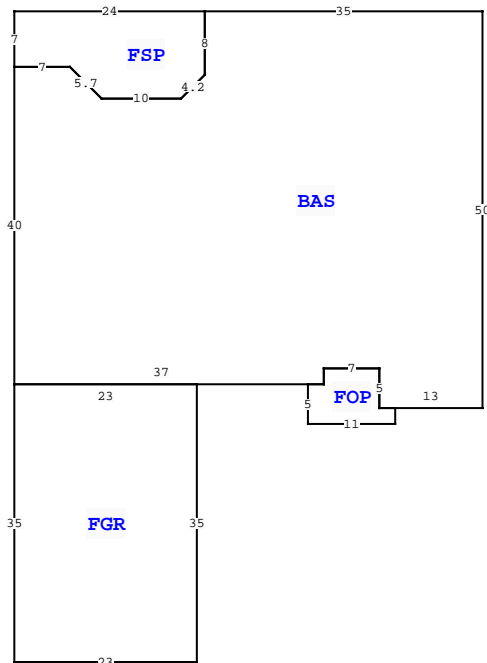


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,575	100	
FGR	805	55	
FOP	63	30	
FSP	224	40	
TOTALS	3,667		

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	3,127	128.0400	143.40	448,412	2007	2007	0	0	0	17.00	83.00		
1 SINGLE FAM - 100% - 2023 Heated Area: 2575 HX Base Yr 2023														



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		372,182
TOTAL MARKET OB/XF VALUE		9,200
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		416,382
SOH/AGL Deduction		52,795
ASSESSED VALUE		363,587
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		312,865
TOTAL JUST VALUE		416,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050363	Roof Replacement	41,000	07/16/2024
000042722	Storage Building	6,586	09/10/2021
24890	SFR	771	08/31/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/1649	1/21/2022	WD Q	Q	I	01	398,500
GRANTOR: TRAN THUY						
GRANTEE: BRINSON TRAVIS						
1358/2330	4/30/2018	WD Q	Q	I	01	278,000
GRANTOR: JOHN C & VICKI E CRON						
GRANTEE: THUY TRAN						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000						
2	0166	CONC,PAVMT	0	100	0	1,440.00	UT	3.00	3.00	100	2007	2007	3	100	4,320						
3	0294	SHED WOOD/	0	100	0	192.00	UT	15.00	15.00	100	2022	2021		100	2,880						
TOTALS														3,667					3,127	372,182	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

BUILDING NOTES	
393 NW SYLVI DR, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W35 FSP= W24 S7 E7 D4 R4 E10 R3 U3 N8\$ S8 D3 L3 W10 L4 U4 W7 S40 FGR= S35 E23 N35 W23\$ E37 FOP= S5 E11 N2 W2 N5 W7 S2 W2\$ E2 N2 E7 S5 E13 N50\$.	

LAND DESCRIPTION														TOTAL OB/XF										
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	35,000.00	35,000.00	35,000							