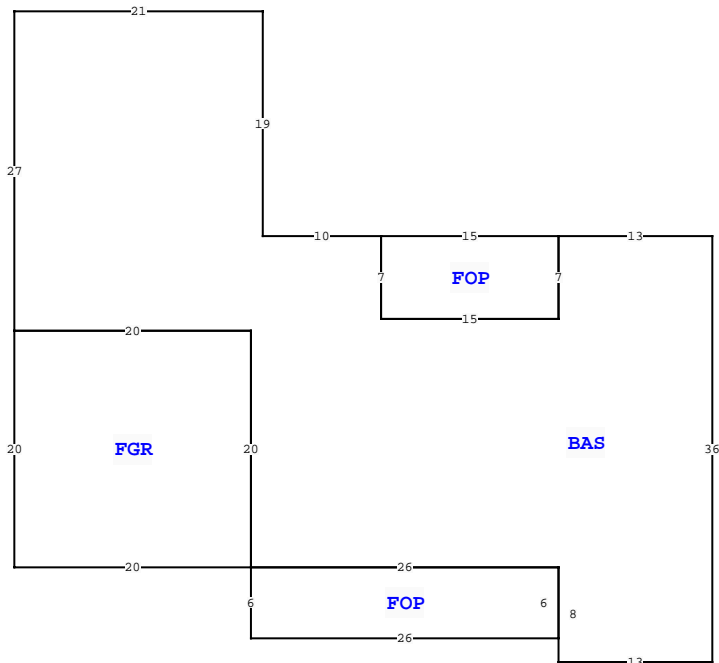


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.050	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,650	100	
FGR	400	55	
FOP	105	30	
FOP	156	30	
TOTALS	2,311		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,949	121.3828	131.09	255,494	2017	2017	0	0	7.00	93.00
1 SINGLE FAM - 100% - 2019 Heated Area: 1650 HX Base Yr 2019											



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		237,609
TOTAL MARKET OB/XF VALUE		6,632
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		279,241
SOH/AGL Deduction		115,870
ASSESSED VALUE		163,371
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,649
TOTAL JUST VALUE		279,241
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35281	SFR	848	05/08/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1355/0163	3/05/2018	WD Q	Q	I	01	235,000
GRANTOR: ARTHUR J III & BEBE D						
GRANTEE: ALAN J & LAURA L HA						
1270/1015	2/27/2014	WD U	V	11		100
GRANTOR: DERINGTON PROPERTIES						
GRANTEE: ARTHUR J III & BEBE						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0166	CONC, PAVMT	2,216.00
3	0060	CARPORT F	1,000.00
TOTALS			6,632

TOTAL OB/XF											
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	2017
2	0166	CONC, PAVMT	0	100	0	2,216.00	UT	2.00	2.00	100	2017
3	0060	CARPORT F	0	100	0	1.00	UT	0.00	0.00	100	2017
TOTALS											

BUILDING NOTES	
196 NW GAELIC CT, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W13 FOP= W15 S7 E15 N7\$ S7 W15 N7 W10 N19 W21 S27 FGR= S20 E20 N20 W20\$ E20 S20 FOP= S6 E26 N6 W26\$ E26 S8 E13 N36\$.	

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							