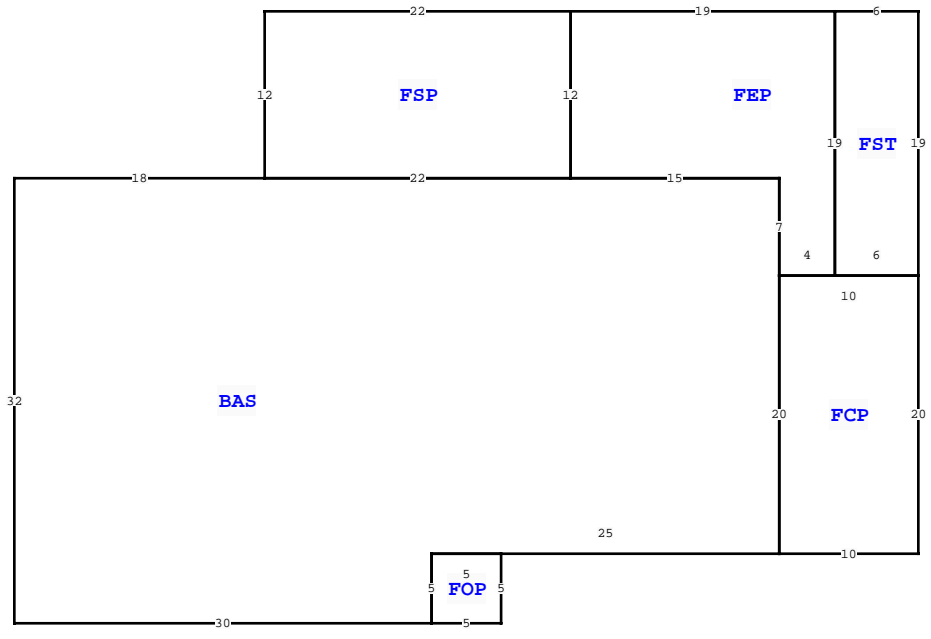


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectural Units	05	CONV	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	5417.0600	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,635	100	
FCP	200	25	
FEP	256	80	
FOP	25	30	
FSP	264	40	
FST	114	55	
TOTALS	2,494		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,067	111.6720	125.07	258,520	1960	1990	0	0	35.00	65.00
1 SINGLE FAM 100% - 2026 Heated Area: 1635 HX Base Yr 2026											



VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		168,038
TOTAL MARKET OB/XF VALUE		5,880
TOTAL LAND VALUE - MARKET		15,600
TOTAL MARKET VALUE		189,518
SOH/AGL Deduction		0
ASSESSED VALUE		189,518
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		138,107
TOTAL JUST VALUE		189,518
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,318

PERMIT NUM	DESCRIPTION	AMT	ISSUED
01002	REROOF	15,000	12/31/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1433/2485	3/30/2021	WD	U	I	30	100
GRANTOR: WOLSFELT PEGGY E						
GRANTEE: WOLSFELT PEGGY E						
1081/1736	4/20/2006	WD	Q	I		145,000
GRANTOR: NICOLE L MACLEAN						
GRANTEE: PEGGY & GEORGE WOLS						

EXTRA FEATURES		318 SE PINE DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0120	CLFENCE 4	0.00
2	0166	CONC, PAVMT	0.00
3	0296	SHED METAL	15.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/19/2026		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W18 S32 E30 FOP= E5 N5 W5 S5\$ N5 E25 FCP= E10 N20 W10 S20\$N20 FEP= E4 FST= E6 N19 W6 S19\$ N19 W19 S12 E15 S7\$ N7 W15 FSP= N12 W22 S12 E22\$ W22\$.	

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	280.00	130.00	10,400.00	SF		1.00	1.00	1.00	1.50	1.50	15,600							