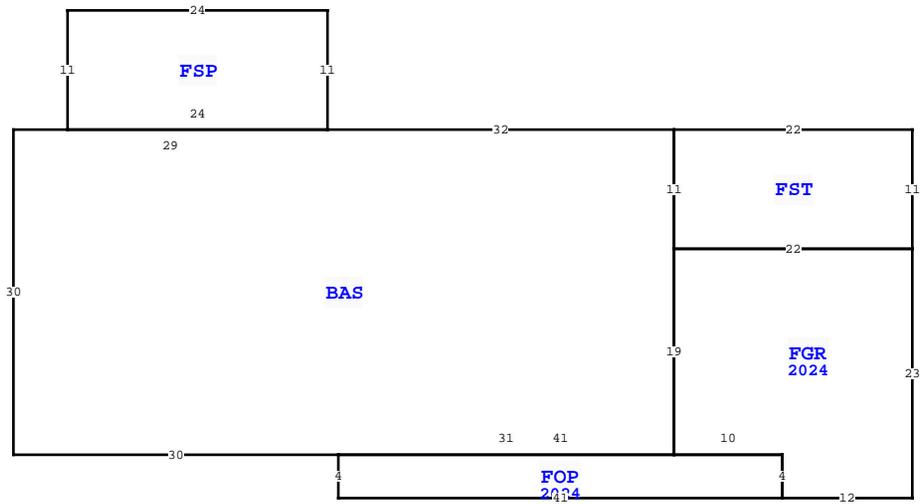


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

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%	- 2024									
				Heated Area: 1830				HX Base Yr 2024				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100		1,830	149,211
FGR	466	55	2024	256	20,873
FOP	164	30	2024	49	3,996
FSP	264	40		106	8,643
FST	242	55		133	10,845
TOTALS	2,966			2,374	193,567

358 SE EVERGREEN DR, LAKE CITY

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

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	550	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
5	0282	POOL ENCL	0	100	25	41	1,025.00	UT	15.00	15.00	100	2009	2009	3	40	6,150	

TOTAL OB/XF 22,536

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	0133	C	SFR LAKE	100		*RSF	180.00	240.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		193,567
TOTAL MARKET OB/XF VALUE		22,536
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		251,103
SOH/AGL Deduction		42,974
ASSESSED VALUE		208,129
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,718
TOTAL JUST VALUE		251,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,708

SALE:1:1: INCLUDED PP & SELLER FINANCED

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			04/05/2024
1368	MAINT/ALTR	0	12/15/2016
1258	POOL ENCL	100	04/08/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1498/202	9/01/2023	WD	Q	I	01	235,000
GRANTOR: WATER-MARIA						
GRANTEE: SCOTT DAVID DEITH						
1326/0922	11/21/2016	WD	Q	I	01	155,500
GRANTOR: MARION C GUTHRIE INDI						
GRANTEE: CARLOS WATER-MARRER						

BUILDING NOTES

BUILDING DIMENSIONS
 BAS=[ORIG=0,0] W32 W29 S30 E30 E31 N19 N11 \$
 FSP=[ORIG=-32,0] N11 W24 S11 E24 \$
 FST=[ORIG=0,11] E22 N11 W22 S11 \$
 FOP=[YR=2024;ORIG=-31,34] N4 E41 S4 W41 \$
 FGR=[YR=2024;ORIG=22,11] S23 W12 N4 W10 N19 E22 \$