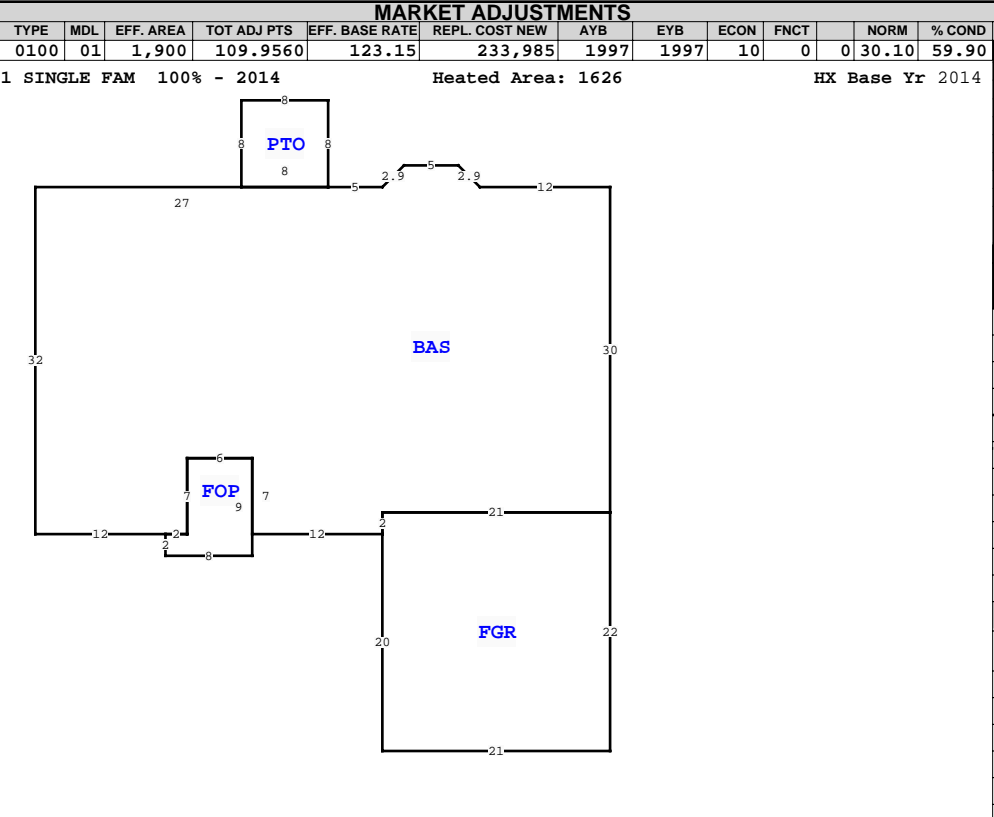


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,626	100		1,626	119,945
FGR	462	55		254	18,737
FOP	58	30		17	1,254
PTO	64	5		3	221
TOTALS	2,210			1,900	140,157

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		1.50	1.50	100	2007	2007	3	100	1,746	

EXTRA FEATURES		894 NW MAGNOLIA WAY, LAKE CITY	
BLD DATE		LGL DATE	05/03/2021
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

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	3,200.00	3,200.00	3,200							

TOTAL OB/XF		1,746	
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VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			140,157
TOTAL MARKET OB/XF VALUE			1,746
TOTAL LAND VALUE - MARKET			3,200
TOTAL MARKET VALUE			145,103
SOH/AGL Deduction			33,420
ASSESSED VALUE			111,683
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			60,272
TOTAL JUST VALUE			145,103
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			147,607

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045890	Solar Power Syste	24,835	11/09/2022
883	SFR	80	05/12/2005
883	SFR	216	01/07/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1267/2067	12/30/2013	QC	U	I	11	100
GRANTOR: VERONICA W DIXON						
GRANTEE: LUTWALA D DIXON						
1151/1284	5/29/2008	WD	Q	I	01	100
GRANTOR: JESSIE D DIXON						
GRANTEE: VERONICA W DIXON						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W12 U2 L2 W5 L2 D2 W5 PTO= N8 W8 S8 E8\$ W27 S32 E12	
FOP= S2 E8 N9 W6 S7 W2\$ E2 N7 E6 S7 E12 FGR= S20 E21 N22 W21	
S2\$ N2 E21 N30 \$.	