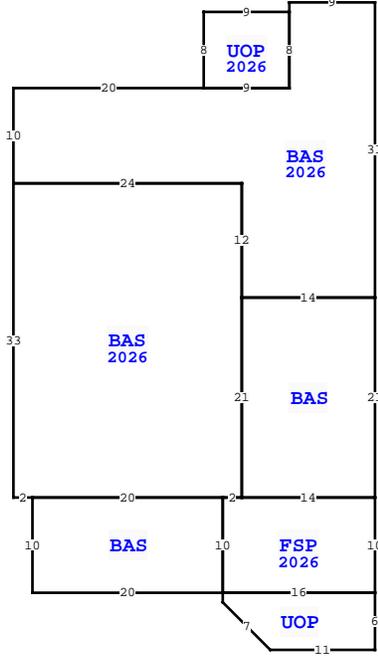


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	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	830317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	200	100	
BAS	294	100	
BAS	629	100	2026
BAS	792	100	2026
FSP	160	40	2026
UOP	84	20	
UOP	72	20	2026
TOTALS	2,231		

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%	- 2007	127.53	256,335	1930	1950	0	0	35.00	65.00
Heated Area: 1915						HX Base Yr 2007					



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		166,618
TOTAL MARKET OB/XF VALUE		1,740
TOTAL LAND VALUE - MARKET		6,678
TOTAL MARKET VALUE		175,036
SOH/AGL Deduction		57,502
ASSESSED VALUE		117,534
TOTAL EXEMPTION VALUE		51,411
BASE TAXABLE VALUE		66,123
TOTAL JUST VALUE		175,036
NCON VALUE		49,684
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		126,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048260	Additions	50,000	09/25/2023
968	GARAGE	50	08/11/2008
440	ADDN SFR	74	11/29/2007
454	REMODEL	60	06/09/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1075/1656	2/27/2006	WD Q	Q	I		78,000
GRANTOR: JERRY WAYNE AND TARA						
GRANTEE: SUSAN L HADLEY						
1053/1351	7/27/2005	WD Q	Q	I		38,000
GRANTOR: ALEX DARRELL THOMAS						
GRANTEE: JERRY WAYNE & TARA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100
4	0251	LEAN TO W/	0	100	8	10	80.00	UT	3.00	3.00	100
5	0060	CARPOT F	0	100	12	20	240.00	UT	2.50	2.50	100
6	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100
7	0296	SHED METAL	0	100	0	0	1.00	UT	500.00	500.00	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
495 NW HILLSBORO ST, LAKE CITY											
			BLD DATE		LGL DATE		04/27/2022		MLU		
			XF DATE		LAND DATE						
			INC DATE		AG DATE						

BUILDING NOTES											
BUILDING DIMENSIONS											

BAS=[YR=2026;ORIG=10,0] W24 S33 E2 E20 E2 N21 N12 \$
 BAS=[ORIG=10,33] E14 N21 W14 S21 \$
 BAS=[ORIG=-12,33] S10 E20 N10 W20 \$
 FSP=[YR=2026;ORIG=24,33] W14 W2 S10 E16 N10 \$
 UOP=[ORIG=8,43] S1 D5R5 E11 N6 W16 \$
 BAS=[YR=2026;ORIG=24,-19] W9 S1 S8 W9 W20 S10 E24 S12 E14 N31 \$
 UOP=[YR=2026;ORIG=15,-18] W9 S8 E9 N8 \$

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			0.00	0.00	7,030.00	SF		1.00	1.00	1.00	0.95	0.95	6,678							