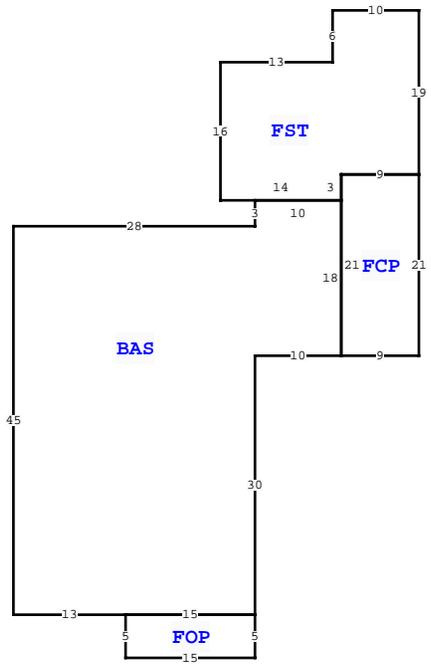


| ELEMENT | CD | BUILDING CHARACTERISTICS CONSTRUCTION |
|---------------|----|---------------------------------------|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 50 |
| Interior Wall | 05 | DRYWALL 50 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| 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 | 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 | | |
| 0100 | 01 | 1,730 | 87.4800 | 99.73 | 172,533 | 1960 | 1960 | 0 | 0 | 35.00 | 65.00 | | |
| 2 SINGLE FAM 0% - 0 Heated Area: 1440 HX Base Yr | | | | | | | | | | | | | |



| Quality | | 03 03 | | | |
|------------------|------------------|--------------------|------|--------------|----------------------|
| DOR CODE | | 0100 SINGLE FAMILY | | | |
| MAP NUM | | SINGLE AREA 06 | | | |
| NEIGHBORHOOD/LOC | | 830317.00 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,440 | 100 | | 1,440 | 93,347 |
| FCP | 189 | 25 | | 47 | 3,047 |
| FOP | 75 | 30 | | 22 | 1,426 |
| FST | 401 | 55 | | 221 | 14,326 |
| TOTALS | 2,105 | | | 1,730 | 112,146 |

| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 112,146 |
| TOTAL MARKET OB/XF VALUE | | 1,700 |
| TOTAL LAND VALUE - MARKET | | 6,678 |
| TOTAL MARKET VALUE | | 120,524 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 120,524 |
| TOTAL EXEMPTION VALUE | | 0 |
| BASE TAXABLE VALUE | | 120,524 |
| TOTAL JUST VALUE | | 120,524 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 118,556 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 2291 | ADDN SFR | 45 | 01/30/2002 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1376/0185 | 1/09/2019 | WD Q | Q | I | 01 | 45,000 |
| GRANTOR: DANIEL PATRICK MURPHY | | | | | | |
| GRANTEE: CATHEY MELLER CREEL | | | | | | |
| 0610/0798 | 12/01/1986 | WD Q | Q | I | | 34,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

| EXTRA FEATURES | | 479 NW HILLSBORO ST, LAKE CITY | | | | | | | | | | | | | | |
|----------------|------------|--------------------------------|---------|---|---|-------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 400 | |
| 2 | 0190 | FPLC PF | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 0120 | CLFENCE | 4 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1985 | 1985 | 3 | 100 | 100 | |

| BLD DATE | | LGL DATE | |
|----------|--|------------|-----|
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |
| | | 04/27/2022 | MLU |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|---|--|
| BAS= W28 S45 E13 FOP= S5 E15N5 W15\$ E15 N30 E10 FCP= E9 N21 W9 S21\$ N18 FST= N3 E9 N19 W10 S6 W13 S16 E14\$ W10 S3\$. | |

| LAND DESCRIPTION | | TOTAL OB/XF 1,700 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT 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 | 0 | | | 0.00 | 0.00 | 7,030.00 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 6,678 | | | | | | | |