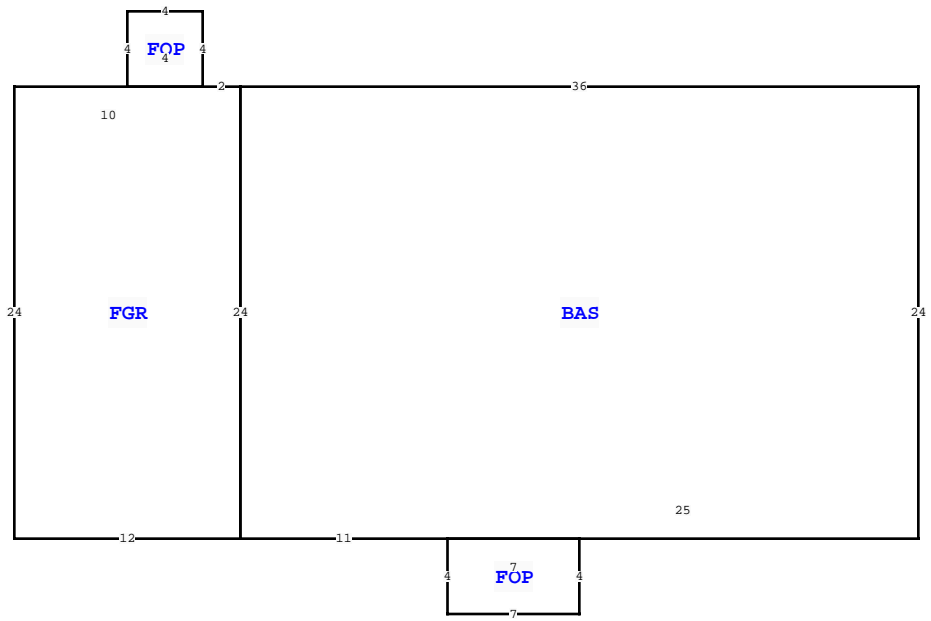


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	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
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	870317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	864	100	
FGR	288	55	
FOP	16	30	
FOP	28	30	
TOTALS	1,196		

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%	- 2003								
				Heated Area: 864			HX Base Yr 2003				



VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		96,325
TOTAL MARKET OB/XF VALUE		2,739
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		108,564
SOH/AGL Deduction		33,445
ASSESSED VALUE		75,119
TOTAL EXEMPTION VALUE	HX HB	50,119
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		108,564
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1271/2425	2/26/2014	QC	U	V	11	100
GRANTOR: CITY OF LAKE CITY						
GRANTEE: TRAVIS D KIRBY						
0953/0579	5/08/2002	WD	Q	I		51,900
GRANTOR: RICHARD & MILDRED COB						
GRANTEE: TRAVIS D KIRBY						

EXTRA FEATURES		495 SE WALDRON TER, 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	100	0	0			759.00	UT	1.50				1.50	1,139
2	0169	FENCE/WOOD	0	100	0	0			1.00	UT	0.00				0.00	400
3	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				0.00	1,200

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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W36 FGR= W2 FOP= N4 W4S4 E4S W10 S24 E12 N24S S24 E11 FOP= S4 E7 N4 W7S E25 N24S.											

LAND DESCRIPTION												TOTAL OB/XF 2,739												
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		*RO	0.00	0.00	10,000.00	SF		1.00	1.00	1.00	0.95	0.95	9,500							