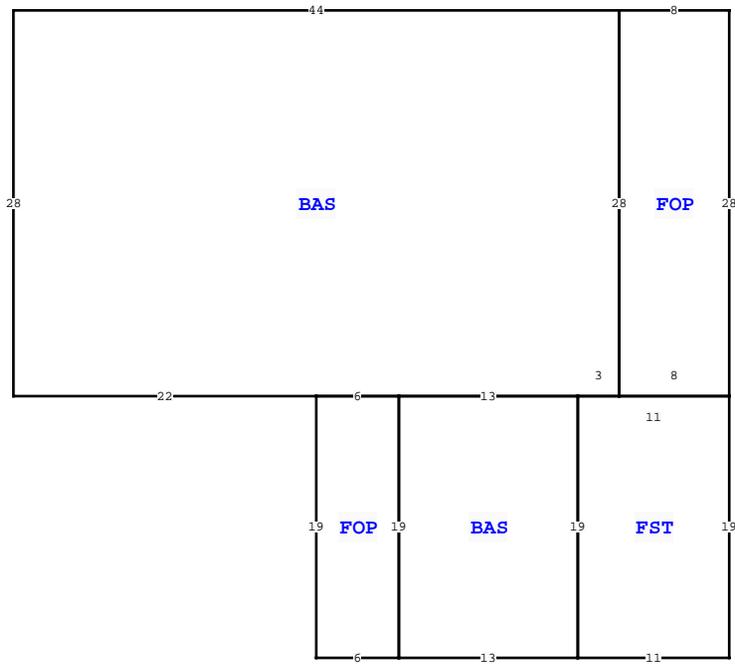


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	06 BD/BATTEN 70
Exterior Wall	19 COMMON BRK 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

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									Heated Area: 1479	HX Base Yr 2007



MAP NUM	MKT AREA	07			
870317.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	247	100		247	20,264
BAS	1,232	100		1,232	101,077
FOP	114	30		34	2,789
FOP	224	30		67	5,497
FST	209	55		115	9,435
<b>TOTALS</b>	<b>2,026</b>			<b>1,695</b>	<b>139,063</b>

457 SE MELROSE WAY, LAKE CITY

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

EXTRA FEATURES																
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			0.00	100	0	0	3	100	300	
2	0258	PATIO	0	100	0	0			0.00	100	0	0	3	100	100	
3	0296	SHED METAL	0	100	0	0			0.00	100	1998	1998	3	100	300	

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		139,063
TOTAL MARKET OB/XF VALUE		700
TOTAL LAND VALUE - MARKET		7,600
TOTAL MARKET VALUE		147,363
SOH/AGL Deduction		53,863
ASSESSED VALUE		93,500
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		42,089
TOTAL JUST VALUE		147,363
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00601			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1094/2404	8/31/2006	WD	Q	I		130,000
GRANTOR: CAROLYN DRAWDY						
GRANTEE: JESSIE CARNELL DAVI						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W44 S28 E22 FOP= S19 E6 N19 W6\$ E6 BAS= S19 E13 N19 W13\$ E13 FST= S19 E11N19 W11\$ E3 FOP= E8 N28 W8 S28\$ N28\$.	

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		*RSF-3	0.00	0.00	8,000.00	SF		1.00	1.00	1.00	0.95	0.95	7,600							