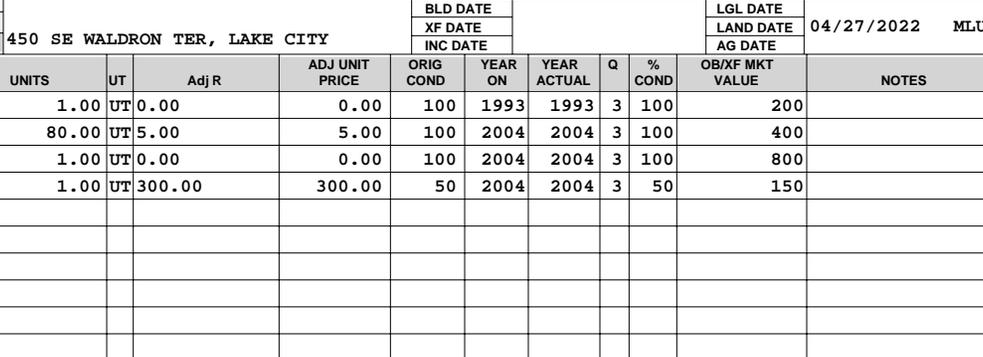




ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floor	13	LAM/VNLPK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architctual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,886	77.5534	86.86	163,818	1962	1962	0	0	35.00	65.00



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	756	100		756	42,683
BAS	972	100		972	54,878
FOP	64	30		19	1,073
UGR	231	45		104	5,871
UST	77	45		35	1,976
TOTALS	2,100			1,886	106,482

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	0258	PATIO	0	0	21	21	1.00	UT	0.00	100	1993	1993	3	100	200	
2	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	100	2004	2004	3	100	400	
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	100	2004	2004	3	100	800	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	300.00	50	2004	2004	3	50	150	

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

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		106,482
TOTAL MARKET OB/XF VALUE		1,550
TOTAL LAND VALUE - MARKET		7,600
TOTAL MARKET VALUE		115,632
SOH/AGL Deduction		0
ASSESSED VALUE		115,632
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		115,632
TOTAL JUST VALUE		115,632
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1536	REMODEL	30	05/10/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1393/1390	8/29/2019	WD Q	Q	I	01	70,000
GRANTOR: ROY EDDIE BYRDEN						
GRANTEE: AMANDA S FUTCH						
1211/2689	3/23/2011	WD U	U	I	12	65,000
GRANTOR: AMERICAN GENERAL HOME						
GRANTEE: ROY EDDIE BYRDEN						

BLD DATE		LGL DATE	
04/27/2022	MLU		

BUILDING NOTES	
450 SE WALDRON TER, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W37 S28 E21 FOP= E16 N4W16 S4\$ N4 E16 UGR= S4 E11 N21 W11 S17\$ N17 UST= E11 N7 W11 S7\$ N7\$ BAS= E11 N28 W27 S28 E16\$.	