

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,195	112.2016	125.67	275,846	1963	1963	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1653 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		179,300
TOTAL MARKET OB/XF VALUE		1,100
TOTAL LAND VALUE - MARKET		5,908
TOTAL MARKET VALUE		186,308
SOH/AGL Deduction		0
ASSESSED VALUE		186,308
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		186,308
TOTAL JUST VALUE		186,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,831

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,653	100		1,653	135,026
FGR	756	55		416	33,981
FST	78	55		43	3,513
PTO	432	5		22	1,797
UST	135	45		61	4,983
TOTALS	3,054			2,195	179,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/2598	3/12/2020	QC	U	I	11	100
GRANTOR: JOEL D CHEATHAM						
GRANTEE: TERESA L CHEATHAM						
1300/0678	8/25/2015	QC	U	I	11	100
GRANTOR: DAN AND DAVID LLC						
GRANTEE: DAVID H & TERESA L						

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	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

EXTRA FEATURES		407 SW THERESA CT, LAKE CITY	
BLD DATE	XF DATE	INC DATE	LGL DATE
			05/12/2026 MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
PTO=	N12 W36 S12 E36\$ BAS= W36 N6 FST= N6 W13 S6 E13\$ W13
UST=	N6 W15 S9 E15 N3\$ S3 FGR= W36 S21 E36 N21\$ S21 E3 D3 R2
E4	R2 U3 E11 S25 E27 N43\$.

LAND DESCRIPTION		TOTAL OB/XF 1,100																						
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	0		*RSF-2	0.00	0.00	11,817.00	SF		1.00	1.00	0.50	1.00	0.50	5,908							