

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	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
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
1	SINGLE FAM	100%	2007	130.84	245,718	1959	1959	0	0	35.00	65.00

Heated Area: 1849 HX Base Yr 2007

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		159,717
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		12,420
TOTAL MARKET VALUE		172,637
SOH/AGL Deduction		76,637
ASSESSED VALUE		96,000
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		44,589
TOTAL JUST VALUE		172,637
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,532

Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	870317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	21,432
BAS	1,597	100		1,597	135,818
FOP	96	30		29	2,466
TOTALS	1,945			1,878	159,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1108	ADDN SFR	195	01/07/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/819	12/14/2020	WD	U	I	14	71,300

GRANTOR: DUPREE J LAMAR
GRANTEE: BROWN GINGER BROWN

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	500	

406 SW THERESA CT, LAKE CITY		BLD DATE		LGL DATE	05/12/2026	MLU
		XF DATE		LAND DATE		
		INC DATE		AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W19 BAS= N10 W18 S14 E18 N4\$ S4 W24 S30 E10 S7 FOP= S6 E16 N6 W16\$ E33 N41 \$.	

LAND DESCRIPTION		TOTAL OB/XF 500																						
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	100		*RSF-	2	0.00	0.00	12,420.00	SF		1.00	1.00	1.00	1.00	12,420							