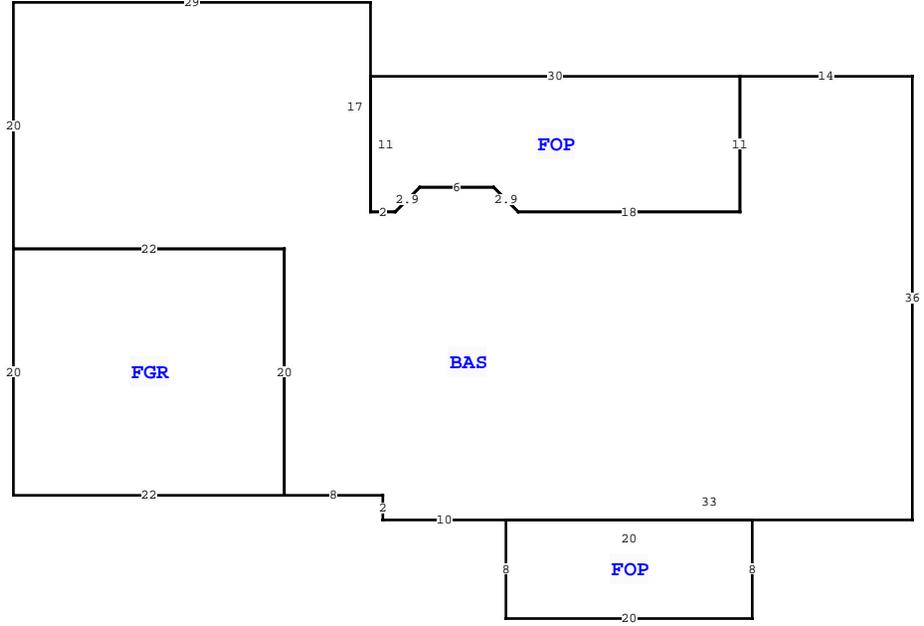


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,372	123.6653	140.98	334,405	2011	2011	0	0	14.00	86.00
1 SINGLE FAM 100% - 2012 Heated Area: 1988 HX Base Yr 2012											



Quality	07	07			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	1315.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,988	100		1,988	241,030
FGR	440	55		242	29,341
FOP	160	30		48	5,820
FOP	314	30		94	11,397
TOTALS	2,902			2,372	287,588

787 NW LOWER SPRINGS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026
INC DATE		AG DATE	MLU

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2011	2011	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0		1,364.00	UT 2.00	2.00	100	2011	2011	3	100	2,728	

TOTAL OB/XF 3,928

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	6200	A	PASTURE 3	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT. VAL. AG	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	85,500							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		287,588
TOTAL MARKET OB/XF VALUE		3,928
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		303,536
SOH/AGL Deduction		104,484
ASSESSED VALUE		199,052
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		147,641
TOTAL JUST VALUE		386,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28976	SFR	813	11/03/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1200/1620	9/01/2010	WD	U	V	16	100
GRANTOR: JUSTIN TROY LAND						
GRANTEE: JUSTIN TROY LAND						
1200/1618	9/01/2010	WD	U	V	16	100
GRANTOR: AMY R SAULSBY						
GRANTEE: JUSTIN TROY LAND						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 FOP= W30 S11 E2 R2 U2 E6 D2 R2 E18 N11\$ S11 W18 U2 L2 W6 D2 L2 W2 N17 W29 S20 FGR= S20 E22 N20 W22\$ E22 S20 E8 S2 E10 FOP= S8 E20 N8 W20\$ E33 N36 \$.	