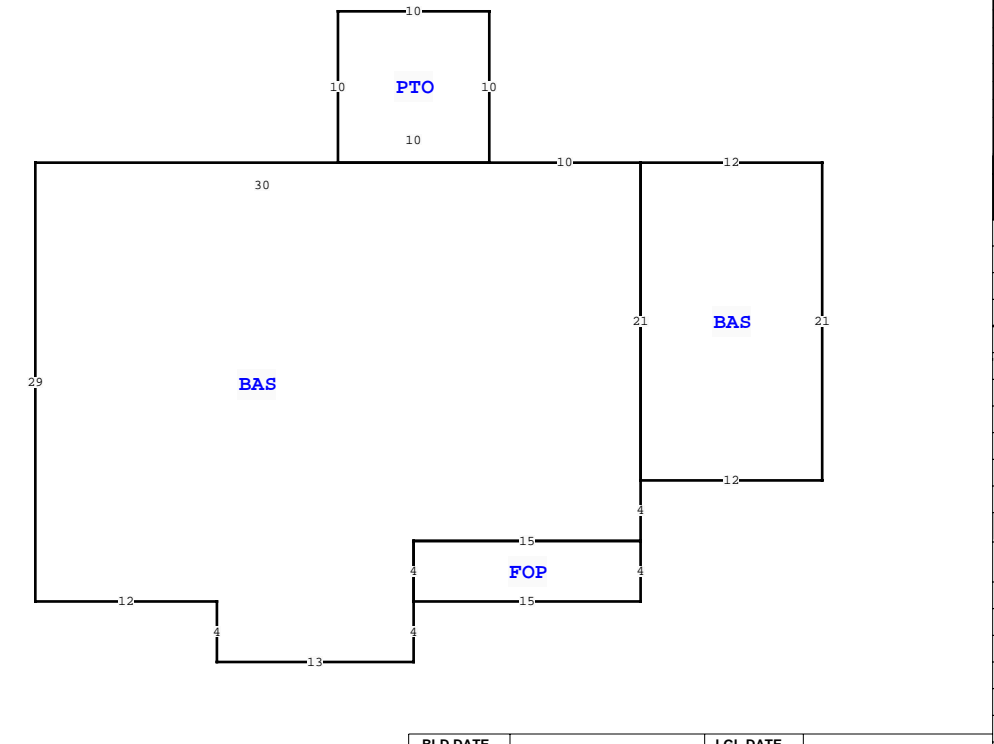


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural Units	05 CONV 100
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		
0100	01	1,427	126.6000	141.79	202,334	1995	2005	0	0	21.50	78.50		
1 SINGLE FAM 100% - 2026 Heated Area: 1404 HX Base Yr 2026													



MAP NUM	MKT AREA	06				
1416.0300	1.00/					
NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	252	100		252	28,049
	BAS	1,152	100		1,152	128,223
	FOP	60	30		18	2,003
	PTO	100	5		5	557
<b>TOTALS</b>	<b>1,564</b>				<b>1,427</b>	<b>158,832</b>

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		158,832
TOTAL MARKET OB/XF VALUE		3,418
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		180,750
SOH/AGL Deduction		0
ASSESSED VALUE		180,750
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		129,339
TOTAL JUST VALUE		180,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046089	Solar Power Syste	66,437	12/13/2022
463	SFR	233	07/17/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/2378	9/22/2025	WD	U	I	11	100
GRANTOR: PLOEG HIEN DAO						
GRANTEE: LY KHANG						
1503/1354	11/21/2023	WD	Q	I	01	200,000
GRANTOR: RODRIGUEZ ANAISY						
GRANTEE: PLOEG HIEN DAO						

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	669.00	UT	1.50	1.50	100	1995	1995	3	100	1,004	
2	0169	FENCE/WOOD	0	100	0	264.00	UT	7.50	7.50	30	1995	1995	3	30	594	
3	0297	SHED CONCR	0	100	13	169.00	UT	10.00	10.00	100	1995	1995	3	100	1,690	
4	0252	LEAN-TO W/	0	100	5	65.00	UT	2.00	2.00	100	1995	1995	3	100	130	

TOTAL OB/XF														3,418
1781 SW IRONWOOD DR, LAKE CITY														
BLD DATE														
XF DATE														
INC DATE														
LGL DATE														
LAND DATE														
AG DATE														
04/21/2023 MLU														

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W10 PTO= N10 W10 S10 E10\$ W30 S29 E12 S4 E13 N4 FOP= E15 N4 W15 S4\$ N4 E15 N4 BAS= E12 N21 W12 S21\$ N21\$.	

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-1	82.00	140.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							