

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 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
1	SINGLE FAM	0%	2025	127.91	176,388	1998	1998	0	0	31.73	68.27

Heated Area: 1326 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		120,420
TOTAL MARKET OB/XF VALUE		684
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		139,604
SOH/AGL Deduction		0
ASSESSED VALUE		139,604
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		139,604
TOTAL JUST VALUE		139,604
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,530

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	312	100		312	27,245
BAS	1,014	100		1,014	88,547
FOP	116	30		35	3,056
PTO	360	5		18	1,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046630	Roof Replacement	9,693	03/02/2023
1097	SFR	213	11/10/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1522/2738	9/05/2024	WD	Q	I	01	165,000
GRANTOR: DANIELS SAMUEL L						
GRANTEE: LANGLEY NOREEN E						
1227/1576	12/30/2011	WD	Q	I	01	67,000
GRANTOR: EARL PERSINGER						
GRANTEE: SAMUEL DANIELS						

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	456.00	UT	1.50	1.50	100	1998	1998	3	100	684	

EXTRA FEATURES		TOTAL OB/XF	
TOTALS	1,802	1,379	120,420
1520 SW IRONWOOD DR, LAKE CITY			

BUILDING NOTES	
BLD DATE	
XF DATE	
LGL DATE	
LAND DATE	
INC DATE	
AG DATE	
04/21/2023 MLU	

BUILDING DIMENSIONS	
BAS= W27 PTO= N15 W24 S15 E24\$ W12 BAS= W12 S26 E12 N26\$ S26	
FOP= W12 S4 E29 N4 W17\$ E39 N26\$.	

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	0		RSF-1	82.00	158.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							