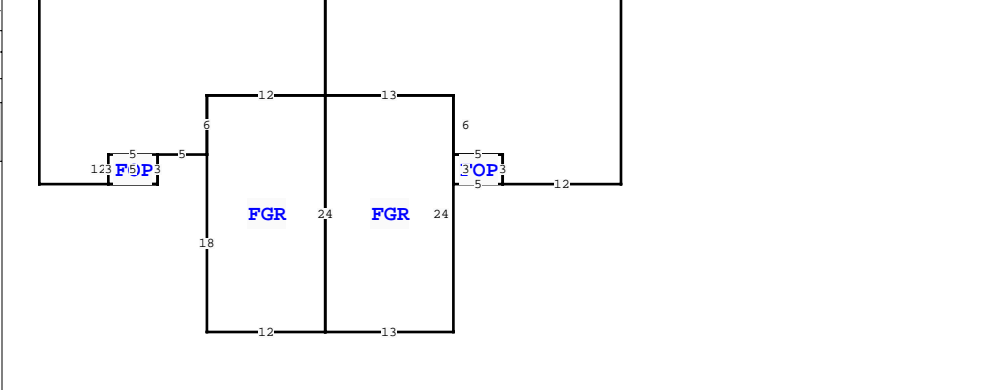


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
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
2700	03	2,896	120.6400	104.96	303,964	2006	2006	0	0	19.00	81.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,221	100		1,221	103,806
BAS	1,254	100		1,254	106,612
FGR	288	55		158	13,433
FGR	312	55		172	14,623
FOP	15	30		4	340
FOP	15	30		4	340
FOP	135	30		40	3,400
FOP	144	30		43	3,656

Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.0400	1.00/

1800 SW GRANDVIEW ST, LAKE CITY

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	1,142.00	UT	2.50	2.50	100	2006	2006	3	100	2,855	

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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		RMF-1	80.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

TOTAL OB/XF												2,855											
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VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		246,211
TOTAL MARKET OB/XF VALUE		2,855
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		267,566
SOH/AGL Deduction		0
ASSESSED VALUE		267,566
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		267,566
TOTAL JUST VALUE		267,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,859

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3486	MULTIFAM	50	06/23/2006
3486	MULTIFAM	573	12/01/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1449/232	8/20/2021	WD	U	I	11	100

GRANTOR: FERRER-BUSHRA FAMILY
GRANTEE: 1800 GRANDVIEW TRUS
1331/2070 3/14/2016 WD U I 11 100
GRANTOR: CHRISTOPHER BUSHRA &
GRANTEE: CHRISTOPHER BUSHRA

BUILDING NOTES	
BAS= W14 FOP= S9 W16 N9 E16\$ S9 W16 FOP= N9 W15 S9 E15\$ BAS= W15 N9 W14 S51 E12 FOP= N3 W5 S3 E5\$ N3 E5 FGR= S18 E12 N24 W12 S6\$ N6 E12 N33\$ S33 FGR= S24 E13 N24 W13\$ E13 S6 FOP= S3 E5 N3 W5\$ E5 S3 E12 N51\$.	