

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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% - 2026			415,011	2025	2025	0	0	0.00	100.00

Heated Area: 2661 HX Base Yr 2026

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		415,011
TOTAL MARKET OB/XF VALUE		50,950
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		520,961
SOH/AGL Deduction		0
ASSESSED VALUE		520,961
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		469,550
TOTAL JUST VALUE		520,961
NCON VALUE		431,461
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,500

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,661	100	2026	2,661	355,323
FCP	900	25	2026	225	30,044
FOP	336	30	2026	101	13,487
FOP	404	30	2026	121	16,157
<b>TOTALS</b>	<b>4,301</b>			<b>3,108</b>	<b>415,011</b>

215 SW BLAYLOCK CT, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050012	New Residential C	280,000	05/31/2024
000050007	Right-of-Way Acce		05/30/2024
000050009	Storage Building	10,000	05/30/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/2135	7/29/2025	LE U	V	V	14	100

GRANTOR: GARCIA TAYLOR M  
GRANTEE: GARCIA TAYLOR M (EN)  
1506/1644 1/19/2024 WD Q V 01 63,000  
GRANTOR: RAYMONT MELISSA  
GRANTEE: GARCIA TAYLOR M

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	0030	BARN,MT	0	100	0	1.00	UT	34,500.00	34,500.00	100	2025	2024		100	34,500	
2	0166	CONC,PAVMT	0	100	0	2,150.00	UT	5.00	5.00	100	2026	2025		100	10,750	
3	0104	GENERATOR	0	100	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=-55,6] W17 S45 E17 N9 E48 S1 E17 N16 E3 N17 W32 S7 W36 N11 \$	
FCP=[YR=2026;ORIG=-17,-20] E30 S30 W30 N30 \$	
FOP=[YR=2026;ORIG=-17,6] W38 S11 E36 N7 E2 N4 \$	
FOP=[YR=2026;ORIG=-55,42] E48 S7 W48 N7 \$	

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000									