

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	70
Interior Floor	15	HARDTILE	30
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 Units	05	CONV	100
Condition Adj	03	0	100
Kitchen Adjus	02	02	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1516.0400	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	622	100	
BAS	1,915	100	
FGR	468	55	
FOP	784	30	
TOTALS	3,789		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018								
Heated Area: 2537						HX Base Yr 2018					

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		301,146
TOTAL MARKET OB/XF VALUE		14,178
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		347,324
SOH/AGL Deduction		83,930
ASSESSED VALUE		263,394
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		211,983
TOTAL JUST VALUE		347,324
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,385

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046272	Roof Replacement	24,300	01/17/2023
000046125	Electrical Servic	0	12/16/2022
000044957	Solar Power Syste	72,000	07/13/2022
22681	SFR	548	01/10/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/2423	5/12/2017	WD Q	Q	I	01	260,000
GRANTOR: AMBER LOFSTROM & BEN						
GRANTEE: DUSTIN GEIGER & KEL						
1290/1967	2/13/2015	WD U	U	I	12	212,857
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: AMBER LEE LOFSTROM						

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	2,690.00	UT	2.25	2.25	100	2009	2009	3	100	6,053	
3	0258	PATIO	0	100	20	500.00	UT	2.25	2.25	100	2009	2009	3	100	1,125	
4	0080	DECKING	0	100	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
5	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,500	

BLD DATE		LGL DATE	
399 SW MEADOW TER, LAKE CITY		04/16/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W3 L2 U2 W8 D2 L2 BAS= N25 U4 L4 W14 L4 D4 S25 E22\$ W22 FOP= N28 W28 S28 E28\$ W12 S29 FGR= S22E8 S1 E14 N20 W10 N3 W12\$ E12 S3 E10 S5 E7 S12 E14 N2 E6 N47\$.	

LAND DESCRIPTION																								
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	0.00	0.00	1.00	LT		1.00	1.00	1.00	32,000.00	32,000.00	32,000							