

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	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
Architectural	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% - 0			230,740	1994	1994	0	0	33.33	66.67

Heated Area: 1428 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		153,834
TOTAL MARKET OB/XF VALUE		6,070
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		194,904
SOH/AGL Deduction		0
ASSESSED VALUE		194,904
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		194,904
TOTAL JUST VALUE		194,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,396

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,428	100		1,428	129,678
FGR	400	55		220	19,978
FOP	126	30		38	3,451
PTO	168	5		8	727
TOTALS	2,122			1,694	153,834

L	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	0	1,154.00	UT	1.40	1.40	100	0	0	3	100	1,616	
2	0081	DECKING WI	0	0	12	14	168.00	UT	9.50	9.50	60	2009	2009	3	60	958	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
4	0296	SHED METAL	0	0	12	20	240.00	UT	11.00	11.00	100	2009	2009	3	100	2,640	
5	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	756	

EXTRA FEATURES		428 SW PILOTS WAY, LAKE CITY	
BLD DATE		LGL DATE	04/14/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041566	Roof Replacement	8,000	03/22/2021
7748	SFR	42,000	11/02/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0980/2522	4/18/2003	WD Q	Q	I		95,000
GRANTOR: OMAR R & LUZ E AROCHO						
GRANTEE: WILFREDO & YOLANDA						
0887/1399	9/02/1999	WD Q	Q	I		87,900
GRANTOR: J HITE						
GRANTEE: AROCHO'S						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W21 PTO= N12 W14 S12 E14\$ W30 S28 E15 FOP= S6 E21 N6 W21\$ E36 N8 FGR= E20 N20 W20 S20\$ N20\$.	

LAND DESCRIPTION		TOTAL OB/XF 6,070																						
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	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							