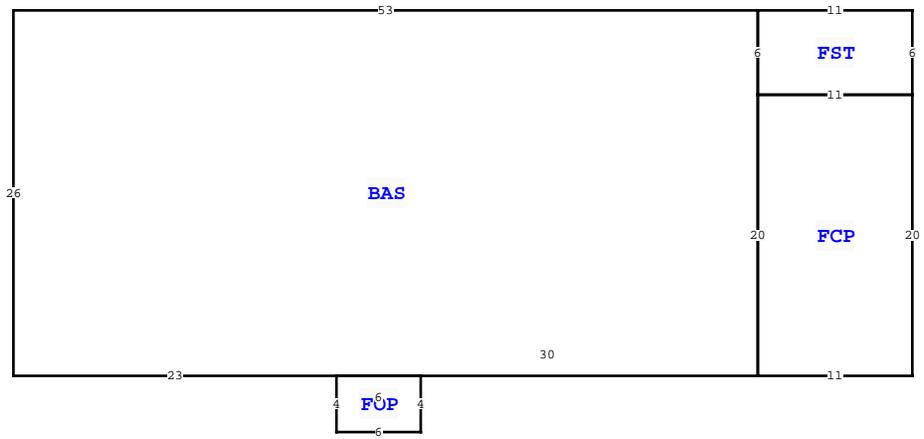


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	1 100
Frame	01 NONE 100
Stories	1. 1. 100
Architctual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

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%	- 2026								
Heated Area: 1378						HX Base Yr 2026					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,378	100		1,378	107,260
FCP	220	25		55	4,281
FOP	24	30		7	545
FST	66	55		36	2,802
TOTALS	1,688			1,476	114,888

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
656 SE LLEWELLYN AVE, LAKE CITY					04/21/2023	MLU	

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	100	0	0	0	0	0.00	100	0	0	3	100	100	
2	0180	FPLC 1STRY	0	100	0	0	0	0	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	0	0	0	0	0.00	100	0	0	3	100	100	
4	0261	PRCH, UOP	0	100	9	8	0	0	0.00	100	0	0	3	100	300	
5	0294	SHED WOOD/	0	100	16	24	0	0	0.00	100	0	0	3	100	750	
TOTAL OB/XF															3,250	

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		114,888
TOTAL MARKET OB/XF VALUE		3,250
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		136,638
SOH/AGL Deduction		58,016
ASSESSED VALUE		78,622
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		27,211
TOTAL JUST VALUE		136,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,638

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049296	Roof Replacement	9,500	02/27/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/2115	5/15/2025	WD	Q	I	01	185,800
GRANTOR: PARKER DEVELOPMENT LL						
GRANTEE: ZERINGUE RAYMOND GE						
1388/2279	7/15/2019	WD	U	I	37	61,000
GRANTOR: SHERREL CORBETT & ETA						
GRANTEE: PARKER DEVELOPMENT						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W53 S26 E23 FOP= S4 E6 N4 W6\$ E30 FCP= E11 N20 W11 S20\$ N20 FST= E11 N6 W11 S6\$ N6\$.	

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		RSF	2200.00	50.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							