

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	14	CARPET 50
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
Architectual	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
0100	01	1,821	118.0900	132.26	240,845	1963	1963	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 1536 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		156,549
TOTAL MARKET OB/XF VALUE		1,300
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		176,349
SOH/AGL Deduction		0
ASSESSED VALUE		176,349
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		176,349
TOTAL JUST VALUE		176,349
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		176,349

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100		1,536	132,048
FCP	190	25		48	4,126
FEP	192	80		154	13,239
FOP	42	30		13	1,117
FST	128	55		70	6,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045259	Roof Replacement	11,000	08/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/2272	11/04/2022	WD Q	Q	I	01	205,000
GRANTOR: DUCKWILER DEVIN ALAN						
GRANTEE: THE LUCILLE E MAI I						
1252/2527	4/04/2013	WD Q	Q	I	01	77,000
GRANTOR: JOSEPH FRISCHKORN & M						
GRANTEE: DEVIN ALAN & SARAH						

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	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	0	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

EXTRA FEATURES		698 SE LLEWELLYN AVE, LAKE CITY	
TOTALS	2,088	1,821	156,549

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W6 FEP= N12 W16 S12 E16\$ W16 N12 W14 S12 W12 FST= W16 S8 E16 N8\$ S8 W6 FCP= W10 S19 E10 N19\$ S12 FOP= S7 E6 N7 W6\$E6 S7 E48 N27\$.	

LAND DESCRIPTION		TOTAL OB/XF														1,300								
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-2	85.00	120.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							