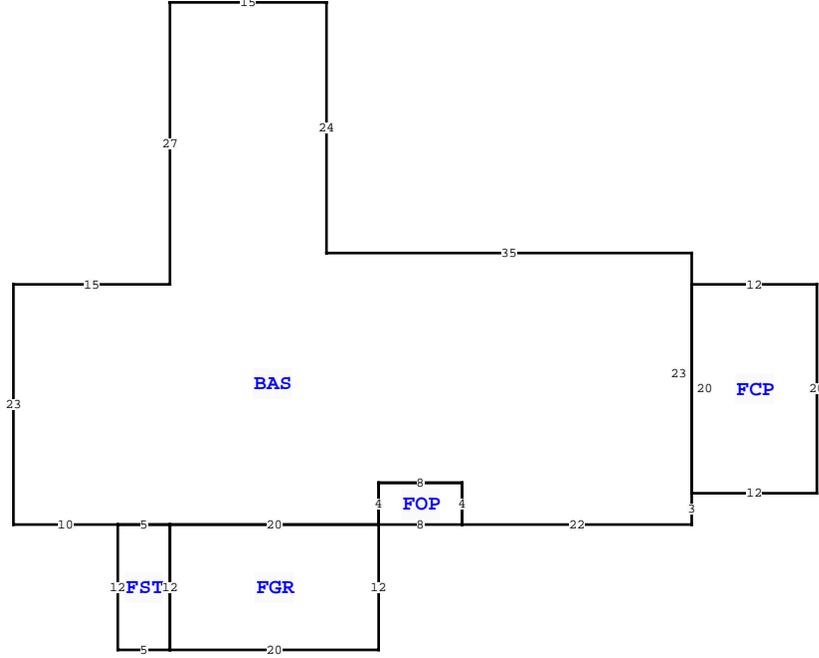


ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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%	- 2001									
				Heated Area: 1973				HX Base Yr 2001				



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY	3417.0100	MKT AREA	1.00/	06
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,973	100		1,973	157,934		
FCP	240	25		60	4,803		
FGR	240	55		132	10,566		
FOP	32	30		10	801		
FST	60	55		33	2,642		
TOTALS	2,545			2,208	176,745		

VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	176,745	
TOTAL MARKET OB/XF VALUE	1,400	
TOTAL LAND VALUE - MARKET	18,500	
TOTAL MARKET VALUE	196,645	
SOH/AGL Deduction	149,614	
ASSESSED VALUE	47,031	
TOTAL EXEMPTION VALUE	25,000	
BASE TAXABLE VALUE	22,031	
TOTAL JUST VALUE	196,645	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	196,645	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23169	REMODEL	0	05/16/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0915/1068	11/13/2000	WD	Q	I	03	100
GRANTOR: JUDY STINSON						
GRANTEE: DARON & DEBRA STINS						
0844/0048	8/15/1997	WD	Q	I	03	44,100
GRANTOR: DARON STINSON						
GRANTEE: JUDY STINSON						

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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-2	85.00	120.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

BUILDING NOTES												
714 SE LLEWELLYN AVE, LAKE CITY												

BUILDING DIMENSIONS												
BAS= W35 N24 W15 S27 W15 S23 E10 FST= S12 E5 N12 W5\$ E5 FGR= S12 E20 N12 W20\$ E20 FOP= E8 N4 W8 S4\$ N4 E8 S4 E22 N3 FCP= E12 N20 W12 S20\$ N23\$.												

TOTAL OB/XF												
1,400												