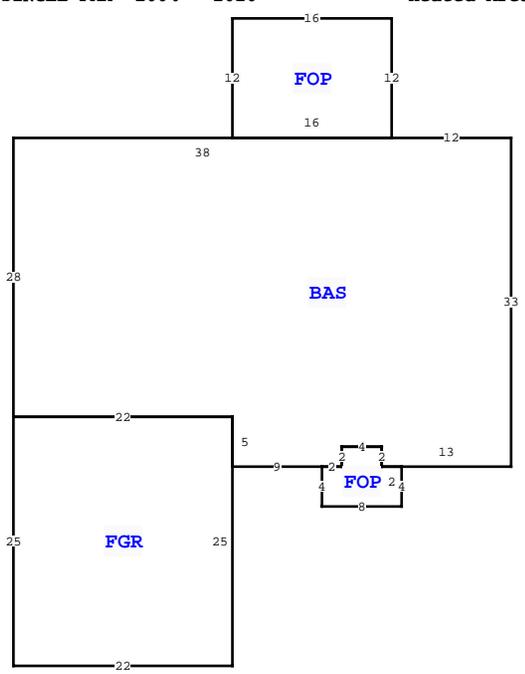


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2020		Heated Area: 1532					HX Base Yr 2020	



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	3417.0200	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100		1,532	167,301
FGR	550	55		302	32,980
FOP	40	30		12	1,311
FOP	192	30		58	6,334
TOTALS	2,314			1,904	207,925

169 SE CAROB GLN, LAKE CITY

BLD DATE	LGL DATE
	04/14/2026 MLU
XF DATE	LAND DATE
INC DATE	AG DATE

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			2.50	100	2006	2006	3	100	2,370	

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		207,925	
TOTAL MARKET OB/XF VALUE		2,370	
TOTAL LAND VALUE - MARKET		28,125	
TOTAL MARKET VALUE		238,420	
SOH/AGL Deduction		80,068	
ASSESSED VALUE		158,352	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		106,941	
TOTAL JUST VALUE		238,420	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		235,987	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23921	SFR	512	12/02/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1446/1813	8/30/2021	QC	U	I	11	100
GRANTOR: COLLIER BRIANA						
GRANTEE: SCOTT KAITLIN						
1385/2585	5/31/2019	WD	Q	I	01	173,000
GRANTOR: RONALD G & ANITA M HA						
GRANTEE: KAITLIN SCOTT & BRI						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 FOP= N12 W16 S12 E16\$ W38 S28 FGR= S25 E22 N25 W22\$E22 S5 E9 FOP= S4 E8 N4 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E13 N33\$.	

LAND DESCRIPTION		TOTAL OB/XF															2,370							
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	1.25	22,500.00	28,125.00	28,125							