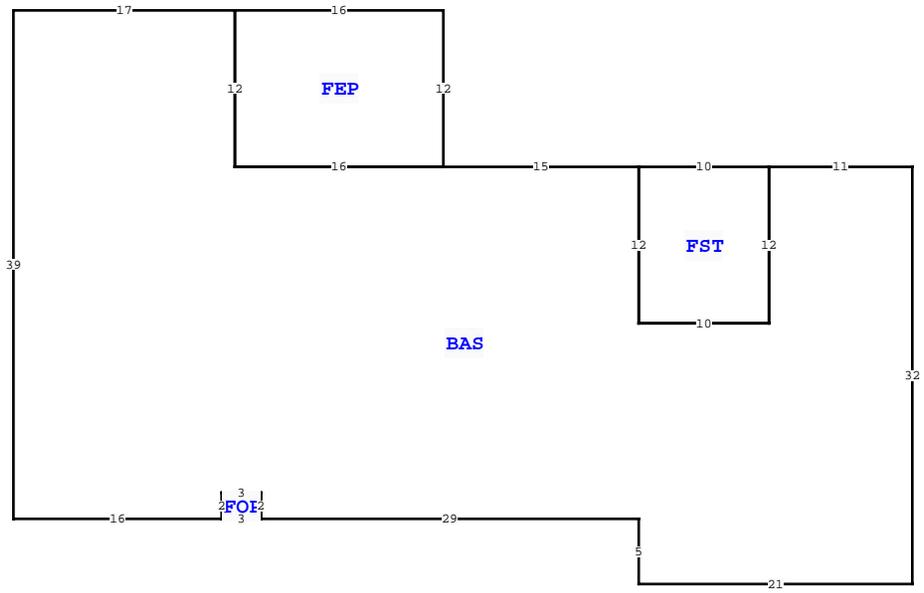


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2025									
Heated Area: 2046 HX Base Yr												



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100		2,046	185,215
FEP	192	80		154	13,941
FOP	6	30		2	181
FST	120	55		66	5,975
<b>TOTALS</b>	<b>2,364</b>			<b>2,268</b>	<b>205,312</b>

230 SE KIWI WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	0	12	12	1.00	UT	500.00	500.00	50	0	0	3	50	250	
4	0070	CARPORT UF	0	0	17	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

**TOTAL OB/XF** 3,350

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	1.25	18,500.00	23,125.00	23,125							

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		205,312
TOTAL MARKET OB/XF VALUE		3,350
TOTAL LAND VALUE - MARKET		23,125
TOTAL MARKET VALUE		231,787
SOH/AGL Deduction		0
ASSESSED VALUE		231,787
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		231,787
TOTAL JUST VALUE		231,787
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,787

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043508	Roof Replacement	21,000	01/11/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1518/602	6/28/2024	WD Q	Q	I	01	289,500
GRANTOR: AMBROS JESSE L						
GRANTEE: RAFFAY RDOWAN Y						
1493/2074	6/22/2023	QC U	I	I	11	100
GRANTOR: AMBROS JESSE L						
GRANTEE: AMBROS JESSE L						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 FEP= N12 W16 S12 E16\$ W16 N12 W17 S39 E16 FOP= E3 N2 W3 S2\$ N2 E3 S2 E29 S5 E21 N32 W11 FST= W10 S12 E10 N12\$ S12 W10 N12\$.	