

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	06	VINYL ASB 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	1.100	
Architectual Units	05	CONV 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3417.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,492	100	
FOP	50	30	
FSP	152	40	
FST	100	55	
UGR	380	45	
UOP	290	20	
TOTALS	2,464		

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%	- 1996	112.44	208,239	1988	1988	0	0	35.00	65.00
Heated Area: 1492 HX Base Yr 1996											



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		135,355	
TOTAL MARKET OB/XF VALUE		2,400	
TOTAL LAND VALUE - MARKET		23,125	
TOTAL MARKET VALUE		160,880	
SOH/AGL Deduction		65,522	
ASSESSED VALUE		95,358	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		43,947	
TOTAL JUST VALUE		160,880	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		160,880	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0810/1782	9/15/1995	WD Q	Q	I		72,000
GRANTOR: SHERMAN & NAOMI HOHNS						
GRANTEE: CHRISTIAN & ROBBIN						
0758/0786	3/30/1992	WD Q	Q	I		69,000
GRANTOR: CHARLES SPRADLEY						
GRANTEE: SHERMAN JOHNSON						

EXTRA FEATURES		228 SE WILDERNESS DR, LAKE CITY														
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	800	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	200	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP= N8 W19 S8 E19\$ BAS= W34 UOP= N10 W29 S10 E29\$ W24 FST= W10 S10 E10 N10\$ S10 UGR= W10 S19 E20 N19W10\$ E10 S19 E13 FOP= S5 E10 N5 W10\$E35 N29\$ .	

LAND DESCRIPTION		TOTAL OB/XF												2,400										
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	18,500.00	23,125.00	23,125							