

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 90
Interior Floor	15	HARDTILE 10
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	1. 100
Architectual Units	05	CONV 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	1,517	112.6620	126.18	191,415	2004	2004	0	0	26.25	73.75

1 SINGLE FAM 100% - 2021 Heated Area: 1232 HX Base Yr 2021

103 SE MEGAN GLN, LAKE CITY

Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	3417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	114,647
FGR	252	55		139	12,935
FOP	120	30		36	3,350
FSP	220	40		88	8,189
UST	50	45		22	2,047
TOTALS	1,874			1,517	141,169

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	814.00	UT	2.00	2.00	100	2004	2004	3	100	1,628	
2	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

EXTRA FEATURES										BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/14/2026	MLU
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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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

TOTAL OB/XF										1,928													
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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		141,169
TOTAL MARKET OB/XF VALUE		1,928
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		165,597
SOH/AGL Deduction		38,187
ASSESSED VALUE		127,410
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,999
TOTAL JUST VALUE		165,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,989

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048602	Roof Replacement	13,000	11/07/2023
21459	SFR	401	01/29/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1417/1174	8/17/2020	WD Q	Q	I	01	135,000
GRANTOR: KIP M MARANTO & MARGA						
GRANTEE: SAMUEL CHANDLER JR						
1139/1068	12/19/2007	WD Q	Q	I		112,500
GRANTOR: LANE R & NATALIYA N L						
GRANTEE: KIP M MARANTO						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W11 W33 S28 E12 FOP= S6 E20 N6 W20\$ E32 N7 FGR= E12 N21UST= N5 W10 FSP= W12 N5 W16 S10 E28 N 5\$ S5 E10\$ W12 S21\$ N21\$.	