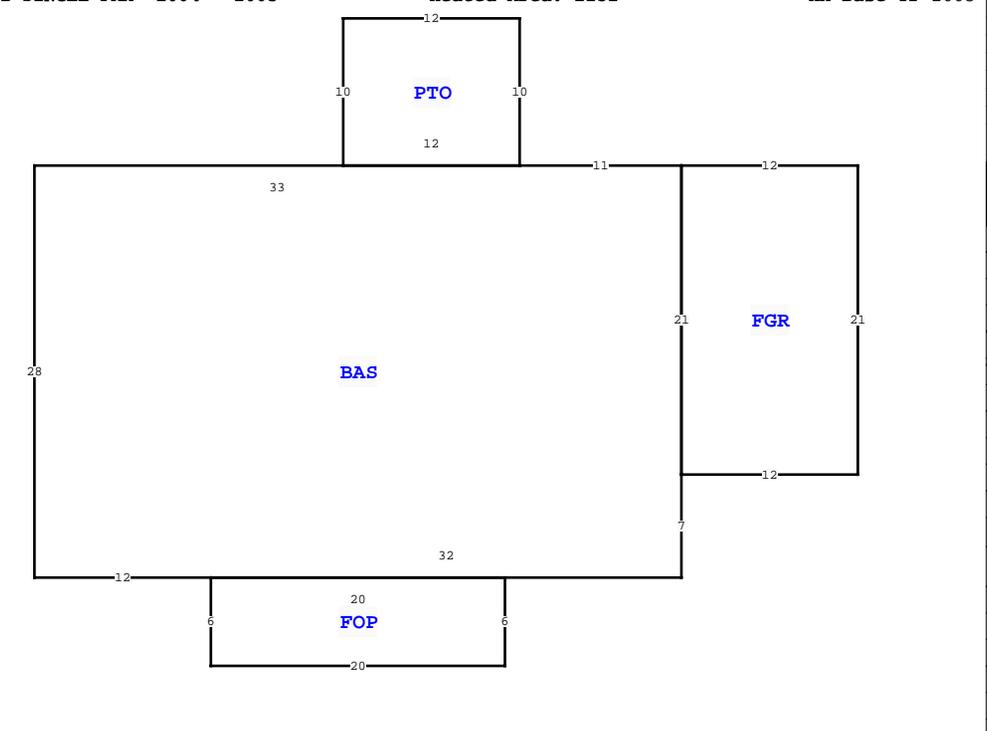


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 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		
0100	01	1,413	111.6000	127.22	179,762	2004	2004	0	0	26.25	73.75		



VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	132,574	
TOTAL MARKET OB/XF VALUE	3,793	
TOTAL LAND VALUE - MARKET	22,500	
TOTAL MARKET VALUE	158,867	
SOH/AGL Deduction	53,630	
ASSESSED VALUE	105,237	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	53,826	
TOTAL JUST VALUE	158,867	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	154,751	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	115,592
FGR	252	55		139	13,042
FOP	120	30		36	3,378
PTO	120	5		6	563
TOTALS	1,724			1,413	132,574

102 SE MEGAN GLN, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047410	Roof Replacement	12,602	06/07/2023
21457	SFR	401	01/29/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/1174	6/24/2024	QC	U	I	11	100

GRANTOR: KICK LAURETTA N FKA L
GRANTEE: KICK LAURETTA N
1018/2178 6/11/2004 WD Q I 88,000
GRANTOR: WIREGRASS HOMEBUILDER
GRANTEE: LAURETTA N SHAW

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	0120	CLFENCE	4	0	100	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,165	

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W11 PTO= N10 W12 S10 E12\$ W33 S28 E12 FOP= S6 E20 N6 W20\$ E32 N7 FGR= E12 N21 W12 S21\$ N21\$.													

LAND DESCRIPTION										TOTAL OB/XF														
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	1.00	22,500.00	22,500.00	22,500							