

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2024	124.74	180,125	1994	1994	0	0	35.00	65.00

Heated Area: 1217 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		117,081
TOTAL MARKET OB/XF VALUE		644
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		142,475
SOH/AGL Deduction		0
ASSESSED VALUE		142,475
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		142,475
TOTAL JUST VALUE		142,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,475

QUALITY	DOR CODE	MAP NUM	MKT AREA
05 05	0100		06

NEIGHBORHOOD/LOC 3417.1100 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,217	100		1,217	98,676
FGR	288	55		158	12,811
FOP	30	30		9	730
FSP	150	40		60	4,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048835	Roof Replacement	14,226	12/12/2023
8283	SFR	36,000	04/19/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/1129	11/22/2023	WD	Q	I	01	152,500

GRANTOR: HENDERSON CARMELA F
GRANTEE: HUNTER TERRY L
1422/2007 10/26/2020 PB U I 18 0
GRANTOR: CLERK OF COURT (PAUL)
GRANTEE: CARMELA F HENDERSON

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	1.50	1.50	100	0	0	3	100	644	

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
259 SE ROSEWOOD CIR, LAKE CITY					04/21/2023	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W16 FSP= N10 W15 S10 E15\$ W27 S29 E12 FOP= E6 N5 W6 S5\$ N5 E6 S5 E25 N5 FGR= E12 N24 W12 S24\$ N24\$.	

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							