

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1.100
Architectual Units	05	CONV 100 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	AP	NORM	% COND
0100	01	1,604	101.1285	124.59	199,842	1989	1989	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2026 Heated Area: 1120 HX Base Yr 2026

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		109,913
TOTAL MARKET OB/XF VALUE		2,140
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		136,803
SOH/AGL Deduction		0
ASSESSED VALUE		136,803
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,392
TOTAL JUST VALUE		136,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,217

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	76,748
FCP	264	25		66	4,523
FST	72	55		40	2,741
FST	198	55		109	7,469
UEP	120	60		72	4,934
UEP	144	60		86	5,893
UEP	168	60		101	6,921
UOP	48	20		10	685
<b>TOTALS</b>	<b>2,134</b>			<b>1,604</b>	<b>109,913</b>

187 SE ROSEWOOD CIR, LAKE CITY

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32032	MAINT/ALTR	50	06/12/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/1876	2/24/2026	QC	U	I	11	100

GRANTOR: BLEVINS DOUGLAS G  
 GRANTEE: BLEVINS DOUGLAS G

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/999	6/11/2025	WD	Q	I	01	160,000

GRANTOR: IVY JOHN A  
 GRANTEE: BLEVINS DOUGLAS G

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	10 30	1.00	UT	0.00	0.00	100	1993	1993	3	100	900	
2	0120	CLFENCE 4	0 100	0 0	160.00	UT	4.50	4.50	100	2004	2004	3	100	720	
3	0140	CLFENCE 6	0 100	0 0	80.00	UT	6.50	6.50	100	2004	2004	3	100	520	

BUILDING NOTES	
BUILDING DIMENSIONS	

BAS= W28 S12 UEP= W12 S10 E12 N10\$ S10 UEP= W12 S14 E12 N14\$  
 S14 UOP= W12 S4 E12 N4\$ S4 E28 FCP= E12 FST= E9 N22 W9 S22\$  
 N22 W12 S22\$ N22 FST= E12 N6 UEP= N12 W12 S12 E12\$ W12 S6\$  
 N18\$.

LAND DESCRIPTION		TOTAL OB/XF 2,140																						
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							