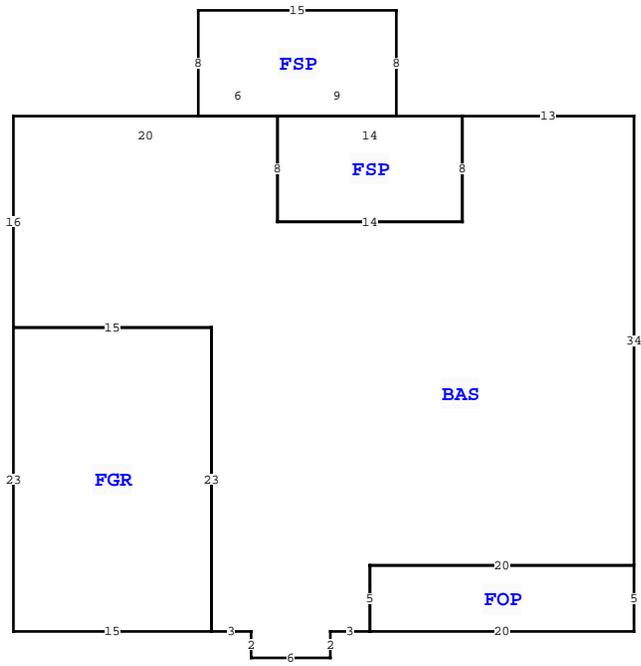


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 90				
Exterior Wall	19 COMMON BRK 10				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	12 HARDWOOD 60				
Interior Floor	15 HARDTILE 40				
Air Condition	03 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	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	3417.1100 1.10/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	137,347
FGR	345	55		190	20,261
FOP	100	30		30	3,199
FSP	112	40		45	4,799
FSP	120	40		48	5,119
TOTALS	1,965			1,601	170,724

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,601	114.6420	141.24	226,125	1991	2005	0	0	24.50	75.50		
1 SINGLE FAM 0% - 2026 Heated Area: 1288 HX Base Yr													



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		170,724
TOTAL MARKET OB/XF VALUE		1,376
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		196,850
SOH/AGL Deduction		0
ASSESSED VALUE		196,850
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		196,850
TOTAL JUST VALUE		196,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054222	Roof Replacement	11,282	10/10/2025
32490	MAINT/ALTR	200	11/25/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1550/2381	10/03/2025	WD	Q	I	01	219,000

GRANTOR: RICHARDSON TOMMIE W  
GRANTEE: LUKER JULIA  
1535/2520 3/03/2025 LE U I 14 100  
GRANTOR: RICHARDSON TOMMIE W ( )  
GRANTEE: FRUITT GLORIA J (RM)

EXTRA FEATURES																
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	340.00	UT	1.40	1.40	100	0	0	3	100	476	
2	0296	SHED METAL	0	0	10	100.00	UT	9.00	9.00	100	2015	2015	3	100	900	

TOTAL OB/XF													
406 SE PEARL TER, LAKE CITY													
1,376													

BUILDING NOTES	
BAS=[ORIG=0,0] W13 S8 W14 N8 W20 S16 E15 S23 E3 S2 E6 N2 E3 N5 E20 N34 \$	
FGR=[ORIG=-47,16] S23 E15 N23 W15 \$	
FSP=[ORIG=-27,0] E9 N8 W15 S8 E6 \$	
FSP=[ORIG=-13,0] W14 S8 E14 N8 \$	
FOP=[ORIG=-20,39] E20 N5 W20 S5 \$	

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							