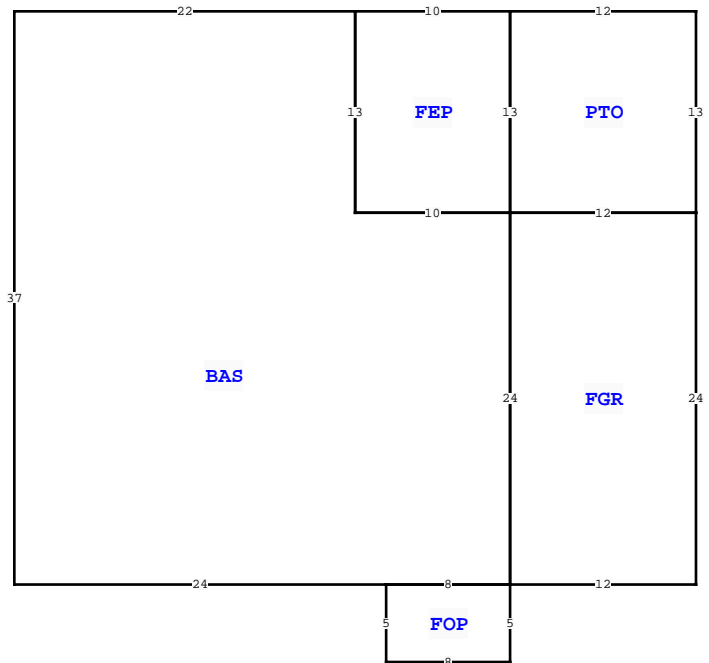


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024								
Heated Area: 1054						HX Base Yr 2024					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,054	100		1,054	114,569
FEP	130	80		104	11,305
FGR	288	55		158	17,174
FOP	40	30		12	1,305
PTO	156	5		8	870
TOTALS	1,668			1,336	145,222

724 SE ROSEWOOD CIR, LAKE CITY

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

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	380.00	UT	1.50	1.50	100	1995	1995	3	100	570	

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	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	1.10	22,500.00	24,750.00	24,750									

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		145,222
TOTAL MARKET OB/XF VALUE		570
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		170,542
SOH/AGL Deduction		0
ASSESSED VALUE		170,542
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		114,131
TOTAL JUST VALUE		170,542
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9413	SFR	185	03/06/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/944	3/07/2023	WD Q	Q	I	01	171,900
GRANTOR: BELK JAMES HERSCHÉ						
GRANTEE: HUFFMAN JOHN P JR						
1420/0921	9/25/2020	WD Q	Q	I	01	138,500
GRANTOR: NORMAN R PIERCE						
GRANTEE: JAMES HERSCHÉ & PAM						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W22 S37 E24 FOP= S5 E8 N5 W8\$ E8 FGR= E12 N24 W12 S24\$
N24 PTO= E12 N13 W12 S13\$ FEP= N13 W10 S13 E10\$ W10 N13\$.