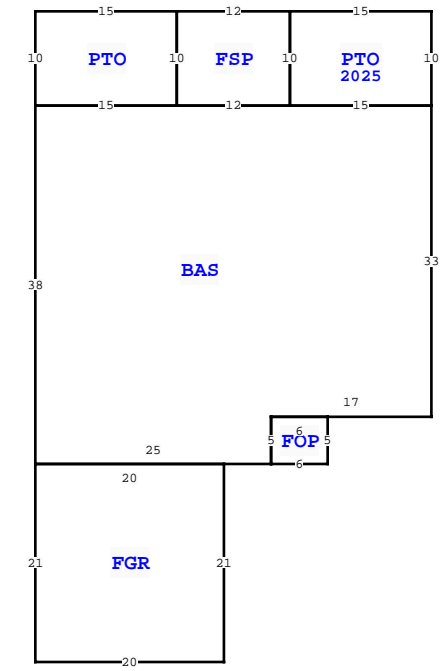


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	1,815	118.2000	145.62	264,300	1998	1998	0	0	0	31.73	68.27
1 SINGLE FAM			100% - 2025	Heated Area: 1511			HX Base Yr 2025					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100		1,511	150,216
FGR	420	55		231	22,965
FOP	30	30		9	895
FSP	120	40		48	4,772
PTO	150	5		8	795
PTO	150	5	2025	8	795
<b>TOTALS</b>	<b>2,381</b>			<b>1,815</b>	<b>180,438</b>

479 SE ROSEWOOD CIR, LAKE CITY

BLD DATE	11/03/1998	CM	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	0	609.00	UT	1.50	1.50	100	1998	1998	3	100	914	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

**TOTAL OB/XF** 6,014

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	1.10	22,500.00	24,750.00	24,750							

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		180,438
TOTAL MARKET OB/XF VALUE		6,014
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		211,202
SOH/AGL Deduction		42,783
ASSESSED VALUE		168,419
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		117,008
TOTAL JUST VALUE		211,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047511	Electrical Servic	0	06/21/2023
13790	SFR	230	03/24/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1560/2675	2/16/2026	LE	U	I	14	100
GRANTOR: RYLEE PHILLIP ROY (EN)						
GRANTEE: DECORDOVA ANGEL LEE						
1526/272	10/25/2024	WD	Q	I	01	288,000
GRANTOR: HARKEY BURL D						
GRANTEE: RYLEE PHILLIP ROY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W15 W12 W15 S38 E25 N5 E17 N33 \$	
FGR=[ORIG=-42,38] S21 E20 N21 W20 \$	
PTO=[ORIG=-27,0] N10 W15 S10 E15 \$	
FSP=[ORIG=-15,0] N10 W12 S10 E12 \$	
FOP=[ORIG=-17,38] E6 N5 W6 S5 \$	
PTO=[YR=2025;ORIG=0,-10] S10 W15 N10 E15 \$	