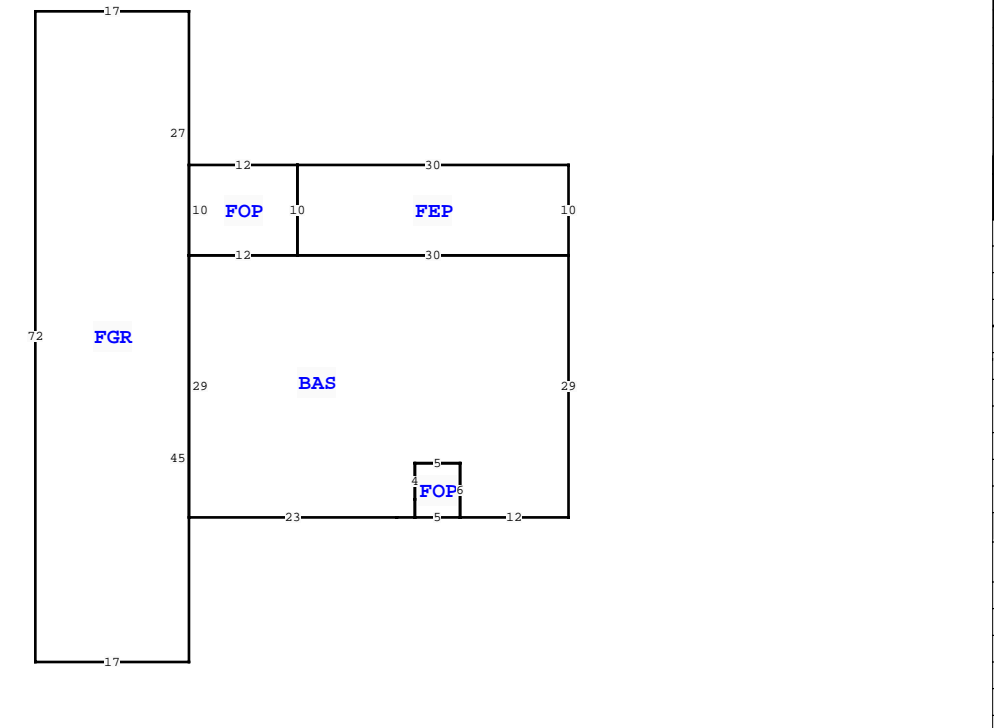


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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
1	SINGLE FAM	100%	- 2026		Heated Area: 1188		HX Base Yr 2026				



Quality	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC		
05 05	0100		3417.1100 1.10/		
SINGLE FAMILY					
MKT AREA		06			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100		1,188	112,863
FEP	300	80		240	22,801
FGR	1,224	55		673	63,936
FOP	30	30		9	855
FOP	120	30		36	3,420
TOTALS	2,862			2,146	203,875

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		203,875
TOTAL MARKET OB/XF VALUE		1,280
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		229,905
SOH/AGL Deduction		105,495
ASSESSED VALUE		124,410
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		72,999
TOTAL JUST VALUE		229,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050750	Roof Replacement	10,250	09/06/2024
31035	MAINT/ALTR	35	05/14/2013
16622	SFR	205	02/22/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1555/1431	12/02/2025	WD	Q	I	01	255,000
GRANTOR: MCCRADY EVELYNE G						
GRANTEE: DOUGLAS WILLIE D JR						
1239/2717	8/15/2012	WD	Q	I	01	140,000
GRANTOR: ANGELO E & SANDRA D M						
GRANTEE: JAMES H & EVELYNE G						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
465 SE ROSEWOOD CIR, LAKE CITY					04/21/2023	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		720.00	UT	1.50				1,080	
2	0120	CLFENCE 4	0	100	0	0		1.00	UT	0.00				200	

BUILDING NOTES	

BUILDING DIMENSIONS	
FEP= N10 W30 S10 E30\$ BAS= W30 FOP= N10 W12 S10 E12\$ W12 FGR= N27 W17 S72 E17 N45\$ S29 E23 /E2/ FOP= E5 N6 W5 S4 /S2/\$ /N2 / N4 E5 S6 E12 N29\$.	

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							