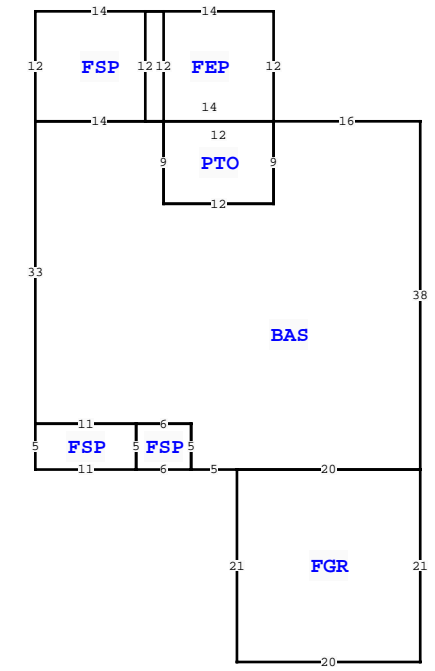


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
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%	- 2018		250,460	2002	2002	0	0	28.18	71.82
			Heated Area: 1403				HX Base Yr 2018				



MAP NUM	MKT AREA	06				
3417.1100	1.10/					
NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	1,403	100		1,403	134,670
	FEP	168	80		134	12,862
	FGR	420	55		231	22,173
	FSP	30	40		12	1,152
	FSP	55	40		22	2,112
	FSP	168	40		67	6,431
	PTO	108	5		5	480
TOTALS		2,352			1,874	179,880

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

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	100	0	0			2.00	100	2002	2002	3	100	1,160	

TOTAL OB/XF												1,160				
437 SE ROSEWOOD CIR, LAKE CITY																

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		179,880
TOTAL MARKET OB/XF VALUE		1,160
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		205,790
SOH/AGL Deduction		124,599
ASSESSED VALUE		81,191
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		29,780
TOTAL JUST VALUE		205,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052485	Roof Replacement	9,521	03/03/2025
23121	ADDN SFR	120	05/10/2005
19429	SFR	249	04/15/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/2494	3/06/2025	LE	U	I	14	100
GRANTOR: PINKERTON CHRISTOPHER						
GRANTEE: PINKERTON CHRISTOPH						
1341/0666	7/24/2017	WD	Q	I	01	133,500
GRANTOR: GARY D & EDNA M KLATT						
GRANTEE: CHARLES SR & CARMA						

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS= W16 FEP= N12 W14 S12 E14\$ PTO= W12 S9 E12 N9 \$ S9 W12																
N9FSP= N12 W14 S12 E14\$ W14 S33 FSP= S5 E11 N5 W11\$ E11 FSP=																
S5 E6N5 W6\$ E6 S5 E5 FGR= S21 E20 N21 W20\$ E20 N38\$.																

LAND DESCRIPTION																								
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							