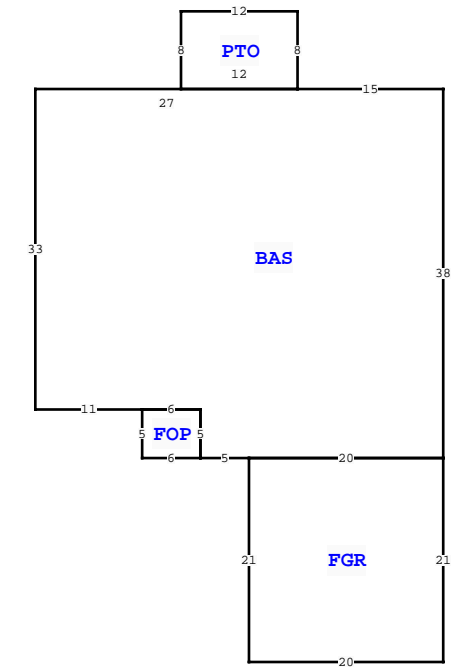


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 90
Exterior Wall	19 COMMON BRK 10
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
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%	- 2004		Heated Area: 1511		HX Base Yr 2004				



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	1,511	100		1,511	146,207
FGR	420	55		231	22,352
FOP	30	30		9	871
PTO	96	5		5	484
TOTALS	2,057			1,756	169,914

399 SE ROSEWOOD CIR, LAKE CITY

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	2003	2003	3	100	1,074	

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		169,914
TOTAL MARKET OB/XF VALUE		1,074
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		195,738
SOH/AGL Deduction		78,507
ASSESSED VALUE		117,231
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		65,820
TOTAL JUST VALUE		195,738
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20417	SFR	243	02/14/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0980/1692	3/01/2003	WD Q	Q	V		18,500
GRANTOR: KIRBY D & DOROTHY J M						
GRANTEE: JOHN CHARLES & PATR						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W15 PTO= N8 W12 S8 E12\$ W27 S33 E11 FOP= S5 E6 N5 W6\$ E6 S5 E5 FGR= S21 E20 N21 W20\$ E20 N38\$.									

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							