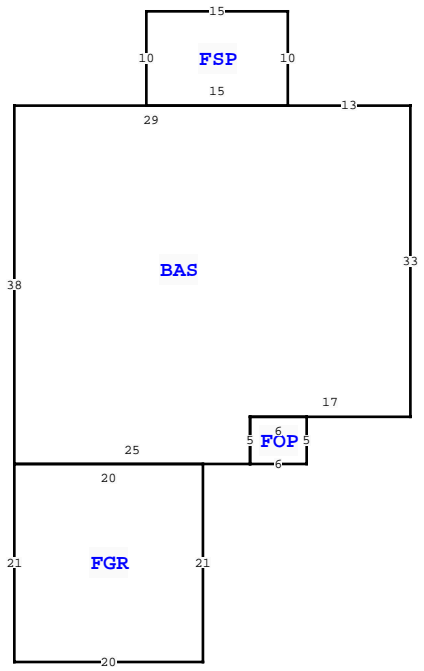


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	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% - 2003										
				Heated Area: 1511				HX Base Yr 2003				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100		1,511	148,976
FGR	420	55		231	22,776
FOP	30	30		9	888
FSP	150	40		60	5,916
<b>TOTALS</b>	<b>2,111</b>			<b>1,811</b>	<b>178,555</b>

460 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	0	610.00	UT	2.00	2.00	100	2002	2002	3	100	1,220	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

TOTAL OB/XF 1,420

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		178,555
TOTAL MARKET OB/XF VALUE		1,420
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		204,725
SOH/AGL Deduction		85,029
ASSESSED VALUE		119,696
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		13,285
TOTAL JUST VALUE		204,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053562	Roof Replacement	12,700	07/11/2025
18743	SFR	249	09/18/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1368/0996	9/10/2018	LE U	I	I	14	100
GRANTOR: ELEANOR WOOD (LE)						
GRANTEE: RICHARD DAVID WOOD						
1229/2189	2/06/2012	QC U	I	I	11	100
GRANTOR: RICHARD D & VICKI WOO						
GRANTEE: WILLIAM B & ELEANOR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W13 FSP= N10 W15 S10 E15\$ W29 S38 FGR= S21 E20 N21 W20\$E25 FOP= E6 N5 W6 S5\$ N5 E17 N33\$.