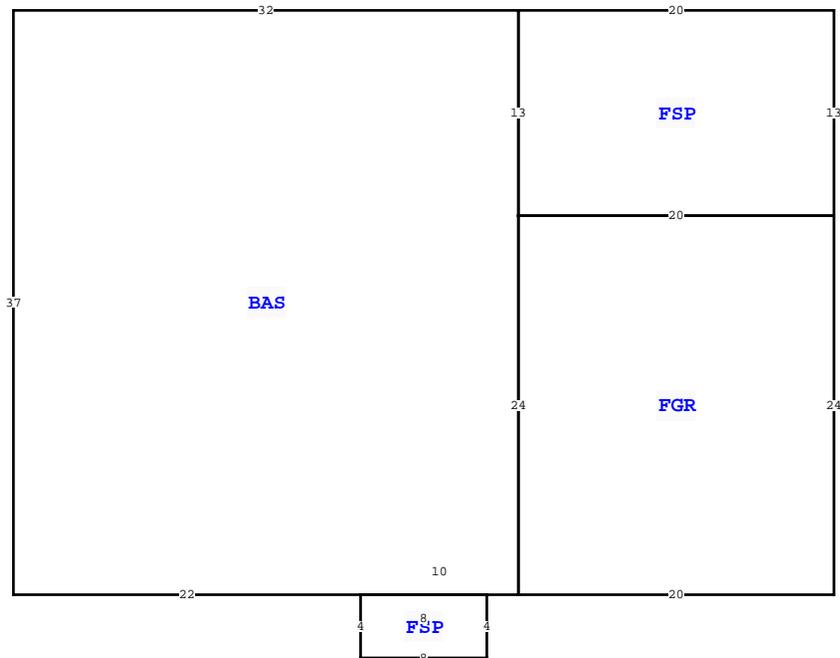


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 90
Exterior Wall	19 COMMON BRK 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	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%	- 2014									Heated Area: 1184	HX Base Yr 2014



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	1,184	100		1,184	114,712
FGR	480	55		264	25,578
FSP	32	40		13	1,260
FSP	260	40		104	10,076
TOTALS	1,956			1,565	151,625

446 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			564.00	UT	2.00				2.00	1,128

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							

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		151,625
TOTAL MARKET OB/XF VALUE		1,128
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		177,503
SOH/AGL Deduction		70,957
ASSESSED VALUE		106,546
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		55,135
TOTAL JUST VALUE		177,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052333	Roof Replacement	10,625	02/14/2025
19574	SFR	219	05/23/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1256/0095	6/05/2013	WD Q	Q	I	01	93,500
GRANTOR: JAMES C SR & FLOSSIE						
GRANTEE: MICHAEL L MCHENRY						
1239/0561	8/01/2012	WD Q	Q	I	01	90,000
GRANTOR: JAN J TYRON & GRACE A						
GRANTEE: JAMES C SR & FLOSSIE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W32 S37 E22 FSP= S4 E8 N4 W8\$ E10 FGR= E20 N24 W20 S24\$ N24 FSP= E20 N13 W20 S13\$ N13\$.