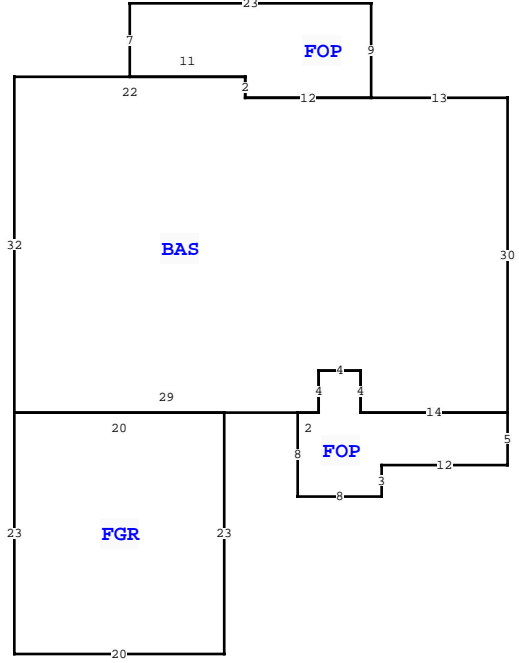


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,789	121.8000	150.06	268,457	2019	2019	0	0	6.00	94.00

1 SINGLE FAM 100% - 2021 Heated Area: 1438 HX Base Yr 2021



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	33316.030	1.10/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,438	100		1,438	202,839
FGR	460	55		253	35,687
FOP	140	30		42	5,925
FOP	185	30		56	7,899
TOTALS	2,223			1,789	252,350

168 SW OLD CYPRESS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2023
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	666.00	UT	2.48	2.48	100	2019	2019	3	100	1,648	
2	0104	GENERATOR	0	100	0	1.00	UT	6,600.00	6,600.00	100	2024	2023		85	5,610	

TOTAL OB/XF 7,258

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	24,000.00	26,400.00	26,400							

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		252,350
TOTAL MARKET OB/XF VALUE		7,258
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		286,008
SOH/AGL Deduction		124,199
ASSESSED VALUE		161,809
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		110,398
TOTAL JUST VALUE		286,008
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38242	SFR	784	06/17/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1399/0504	11/15/2019	WD Q	Q	I	01	212,200
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: CAROL J & STEPHEN W						
1395/1610	9/20/2019	WD U	U	V	11	100
GRANTOR: MY JEWEL HOME OF FLOR						
GRANTEE: GSMS DEVELOPERS INC						

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W13 FOP= N9 W23 S7 E11 S2 E12\$ W12 N2 W22 S32 FGR=
S23 E20 N23 W20\$ E29 FOP= W2 S8 E8 N3 E12 N5 W14 N4 W4 S4\$
N4 E4 S4 E14 N30 \$.