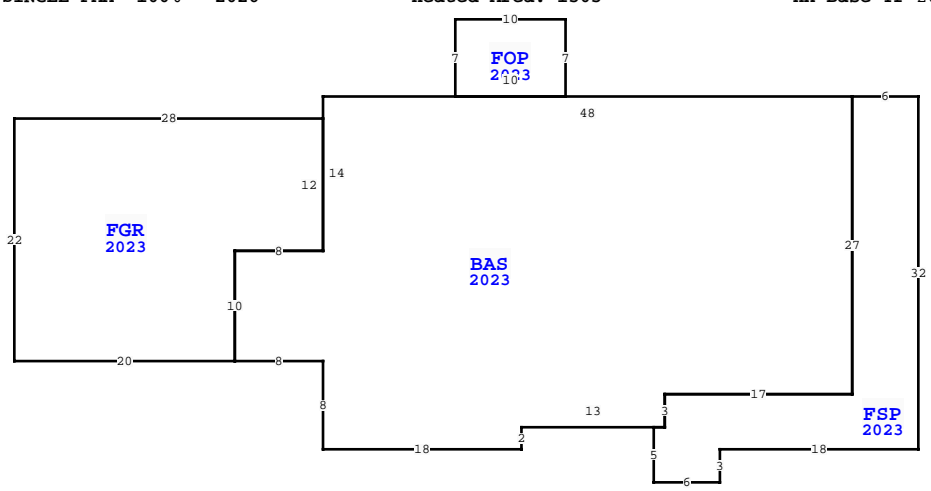


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
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
BAS	1,505	100	2023
FGR	536	55	2023
FOP	70	30	2023
FSP	297	40	2023
TOTALS	2,408		

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%	- 2026	147.28	285,723	2022	2022	0	0	3.00	97.00
Heated Area: 1505 HX Base Yr 2026											



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		277,151
TOTAL MARKET OB/XF VALUE		6,699
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		310,250
SOH/AGL Deduction		108,844
ASSESSED VALUE		201,406
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		144,995
TOTAL JUST VALUE		310,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043802	New Residential C	240,000	02/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/597	11/07/2025	WD Q	Q	I	01	355,000
GRANTOR: WADAS REESE						
GRANTEE: STRICKLAND LYNDY AN						
1555/592	11/04/2025	WD U	U	I	11	100
GRANTOR: CLARK GENEAN						
GRANTEE: STRICKLAND LYNDY AN						

EXTRA FEATURES		MKT AREA		SUBAREA MARKET VALUE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0166	CONC, PAVMT	0	100	0
2	0104	GENERATOR	0	100	0

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	330.00	UT	3.30	3.30	100	2023
2	0104	GENERATOR	0	100	0	1.00	UT	6,600.00	6,600.00	100	2024
TOTALS											

BUILDING NOTES	
136 SW GRAND MAGNOLIA GLN, LAKE CITY	
BLD DATE: 04/24/2023 MLU	
LGL DATE: 04/24/2023 MLU	
LAND DATE: 04/24/2023 MLU	
AG DATE: 04/24/2023 MLU	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=21,-20] W48 S14 W8 S10 E8 S8 E18 N2 E13 N3 E17 N27 \$	
FGR=[YR=2023;ORIG=-27,-18] W28 S22 E20 N10 E8 N12 \$	
FSP=[YR=2023;ORIG=27,-20] W6 S27 W17 S3 W1 S5 E6 N3 E18 N32 \$	
FOP=[YR=2023;ORIG=-15,-27] E10 S7 W10 N7 \$	

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	24,000.00	26,400.00	26,400							