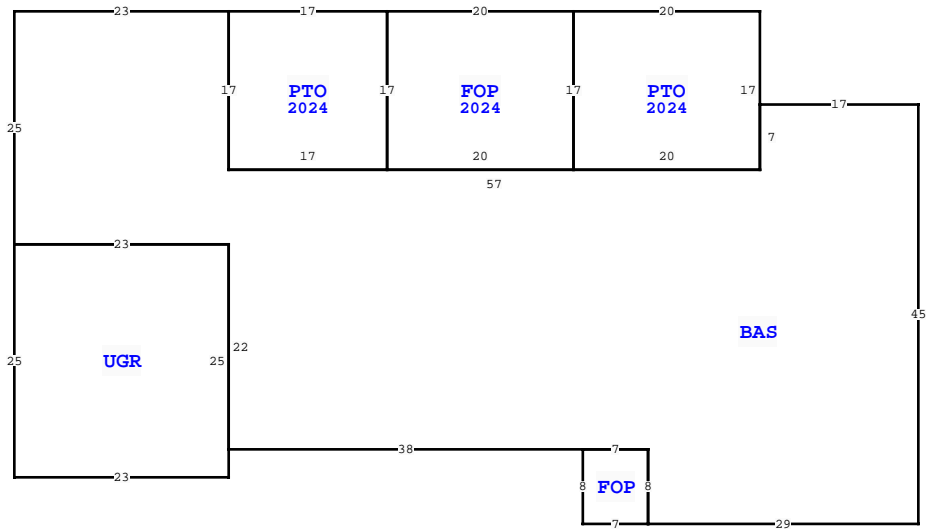


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2024									



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,146	100		3,146	274,747
FOP	56	30		17	1,485
FOP	340	30	2024	102	8,908
PTO	289	5	2024	14	1,223
PTO	340	5	2024	17	1,485
UGR	575	45		259	22,619
TOTALS	4,746			3,555	310,465

258 SE HILLSIDE PKWY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
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	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1960	1960	3	40	14,336	
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2023		100	3,500	

TOTAL OB/XF 19,336

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	222.00	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		310,465
TOTAL MARKET OB/XF VALUE		19,336
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		364,801
SOH/AGL Deduction		34,639
ASSESSED VALUE		330,162
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		278,751
TOTAL JUST VALUE		364,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
450	ADDN SFR	54	12/01/2014

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1490/2558	5/18/2023	WD	Q	I	01	430,000

GRANTOR: LYONS WILLIAM J
GRANTEE: EMERSON RYAN DANIEL
1442/1797 7/19/2021 WD U I 14 100
GRANTOR: LYONS WILLIAM J
GRANTEE: HINES LAWRENCE KYLE

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W17 S7 W57 N17 W23 S25 E23 S22 E38 E7 S8 E29 N45 \$	
UGR=[ORIG=-97,15] S25 E23 N25 W23 \$	
FOP=[ORIG=-36,37] S8 E7 N8 W7 \$	
PTO=[YR=2024;ORIG=-74,-10] S17 E17 N17 W17 \$	
FOP=[YR=2024;ORIG=-57,-10] S17 E20 N17 W20 \$	
PTO=[YR=2024;ORIG=-37,-10] S17 E20 N17 W20 \$	