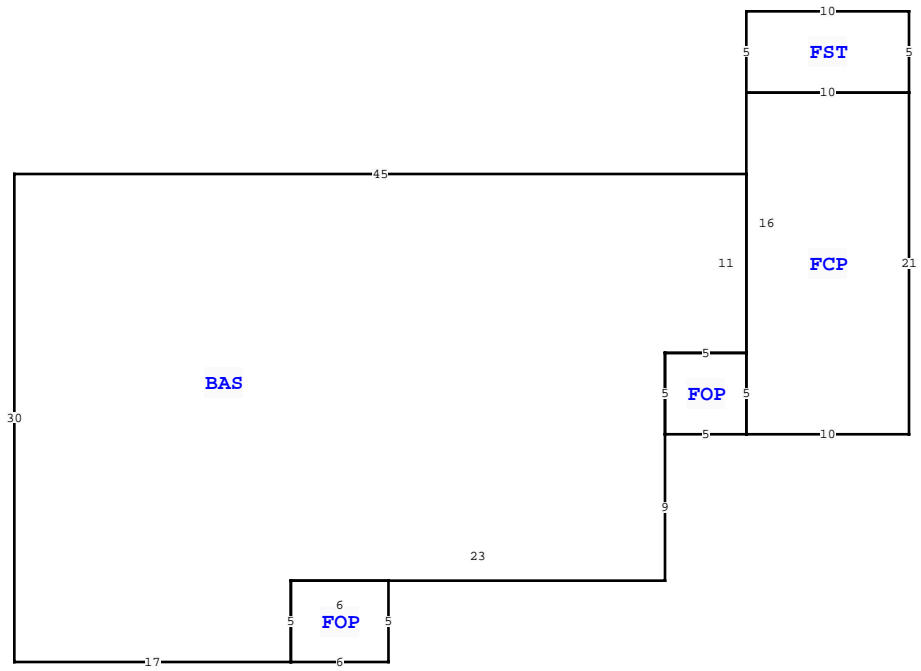


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 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
0100	01	1,237	119.7800	134.15	165,944	1954	2005	0	0	25.00	75.00
1 SINGLE FAM			100% - 2025	Heated Area: 1140			HX Base Yr 2025				



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	5417.0500	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	114,698
FCP	210	25		52	5,232
FOP	25	30		8	805
FOP	30	30		9	905
FST	50	55		28	2,817
TOTALS	1,455			1,237	124,458

140 SE LAKEWOOD LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
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	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

TOTAL OB/XF															
600															

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-	270.00	150.00	14,250.00	SF		1.00	1.00	1.00	1.25	1.25	17,812							

LAND DESCRIPTION																								
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VALUATION SUMMARY		PAGE 1 of 1	1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		124,458	
TOTAL MARKET OB/XF VALUE		600	
TOTAL LAND VALUE - MARKET		17,812	
TOTAL MARKET VALUE		142,870	
SOH/AGL Deduction		0	
ASSESSED VALUE		142,870	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		91,459	
TOTAL JUST VALUE		142,870	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		140,670	

LAND:1:1: 70X150 + 3,750 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1426/2401	12/23/2020	WD	Q	I	01	135,000
GRANTOR: LOTUS PROPERTY LLC						
GRANTEE: CHARLES CHRISTINE L						
1321/1897	8/31/2016	WD	U	I	37	117,000
GRANTOR: CHRISTOPHER C WYNN						
GRANTEE: LOTUS PROPERTY LLC						

BUILDING NOTES																								
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**BUILDING DIMENSIONS**  
BAS= W45 S30 E17 FOP= E6 N5W6 S5\$ N5 E23 N9 FOP= E5 N5 W5 S5\$ N5 E5 FCP= S5 E10 N21FST= N5W10 S5 E10\$ W10 S16\$ N11\$.