

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,086	100	
FCP	700	25	
UOP	24	20	
TOTALS	2,810		

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% - 2024									
Heated Area: 2086						HX Base Yr 2024					

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE		191,065
TOTAL MARKET OB/XF VALUE		8,800
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		218,365
SOH/AGL Deduction		0
ASSESSED VALUE		218,365
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		166,954
TOTAL JUST VALUE		218,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		218,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/2744	10/02/2023	WD	Q	I	01	260,000
GRANTOR: KURTZ EDWIN R IV						
GRANTEE: SAPP TAYLOR NICOLE						
1111/0817	2/13/2007	WD	Q	I		145,000
GRANTOR: D R & LUCILLE R TURNE						
GRANTEE: EDWIN R IV & TRCIE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0021	BARN, FR AE	0	100	16	20	1.00	UT	0.00	100	0
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993
5	0080	DECKING	0	100	0	0	1.00	UT	500.00	100	2024

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
567 SW TULAROSA LN, LAKE CITY											
											04/21/2023
											MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W50 N12 W20 S12 FCP= W28 S25 E28 N25\$ S25 E40 UOP= S4 E6 N4 W6\$ E6 S4 E24 N29\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		*RSF	230.00	125.00	1.00	LT	1.00