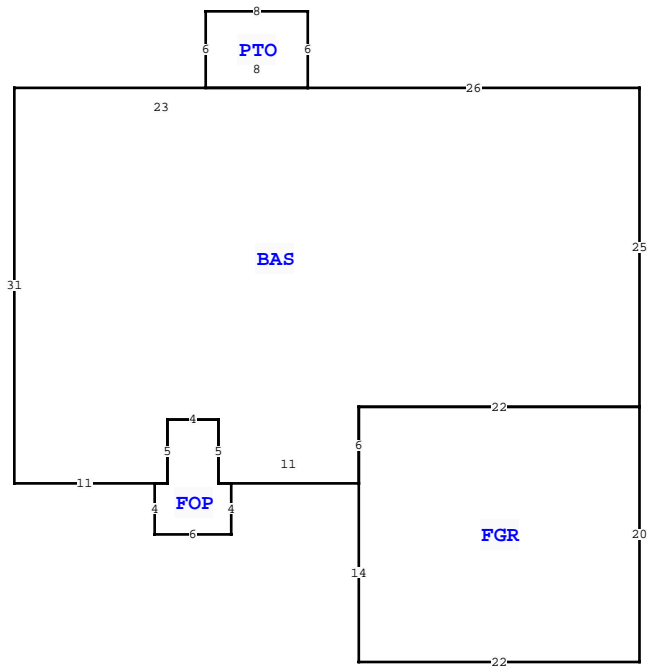


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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									
				Heated Area: 1367			HX Base Yr 2025					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,367	100		1,367	140,812
FGR	440	55		242	24,928
FOP	44	30		13	1,339
PTO	48	5		2	206
TOTALS	1,899			1,624	167,285

1080 SW JAMESTOWN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
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	522.00	UT	2.00	2.00	100	2004	2004	3	100	1,044	

TOTAL OB/XF 1,044

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	1.00	22,500.00	22,500.00	22,500							

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		167,285
TOTAL MARKET OB/XF VALUE		1,044
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		190,829
SOH/AGL Deduction		0
ASSESSED VALUE		190,829
TOTAL EXEMPTION VALUE	DX HX HB	56,411
BASE TAXABLE VALUE		134,418
TOTAL JUST VALUE		190,829
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045307	Roof Replacement	11,832	08/29/2022
2987	SFR	268	07/07/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/527	10/09/2024	TR	U	I	11	100

GRANTOR: NICHOLSON BOB W LIVIN
GRANTEE: NICHOLSON PATRICK W
1492/462 5/31/2023 WD Q I 01 221,000
GRANTOR: ULMAN MARY ANN TRUST
GRANTEE: NICHOLSON BOB W LIV

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W26 PTO= N6 W8 S6 E8\$ W23 S31 E11 FOP= S4 E6 N4 W1 N5 W4 S5 W1\$ E1 N5 E4 S5 E11 FGR= S14 E22 N20 W22 S6 \$ N6 E22 N25\$.