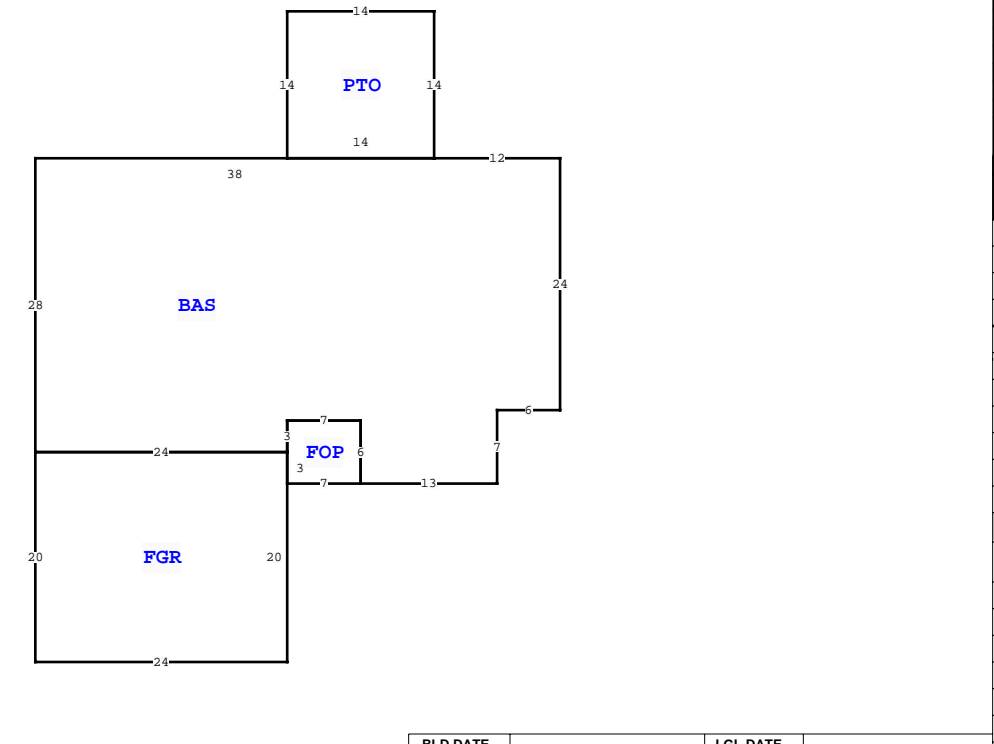


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	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	1,681	115.8300	129.73	218,076	2006	2006	0	0	19.00	81.00



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	6417.0700	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,394	100		1,394	146,484
FGR	480	55		264	27,742
FOP	42	30		13	1,366
PTO	196	5		10	1,051
TOTALS	2,112			1,681	176,642

1145 SW SHENANDOAH 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	642.00	UT	2.50	2.50	100	2006	2006	3	100	1,605	
2	0120	CLFENCE	4	0	100	1.00	UT	0.00	0.00	100	2024	2023		100	800	

TOTAL OB/XF															
2,405															

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		RMF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE																							
11/13/2023																							
BY																							
TP																							
Total Acres:																							
0.19																							
Total Land Value:																							
22,500																							
Market:																							
0																							
Agricultural:																							
0																							
Common:																							
22,500																							

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		176,642
TOTAL MARKET OB/XF VALUE		2,405
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		201,547
SOH/AGL Deduction		0
ASSESSED VALUE		201,547
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,136
TOTAL JUST VALUE		201,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3602	MAINT/ALTR	50	02/15/2006
3418	SFR	319	10/12/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/1354	10/20/2023	WD	Q	I	01	232,000
GRANTOR: CLARK BRITANI L						
GRANTEE: FUIMAONO ALWILLIE Y						
1425/1990	12/07/2020	WD	Q	I	01	163,000
GRANTOR: TWENTYEIGHT FOURTEEN						
GRANTEE: CLARK BRITANI L						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 PTO= N14 W14 S14 E14\$ W38 S28 FGR= S20 E24 N20 W24\$ E24 FOP= S3 E7 N6 W7 S3\$ N3 E7 S6 E13 N7 E6 N24\$.	