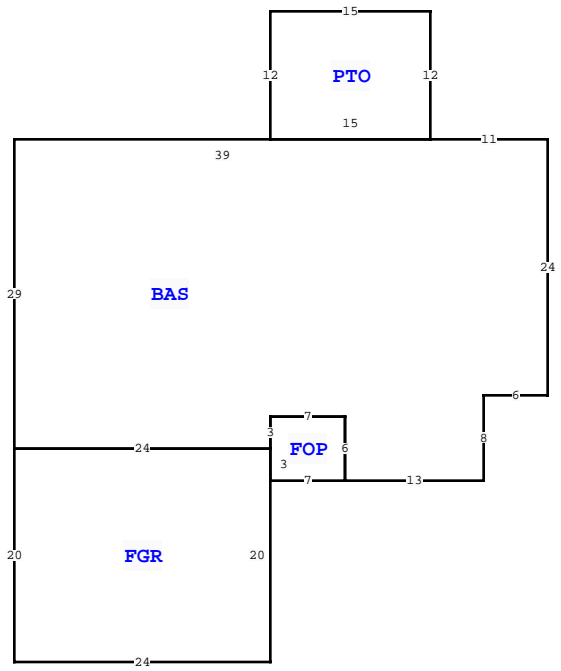


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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
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
BAS	1,438	100	
FGR	480	55	
FOP	42	30	
PTO	180	5	
TOTALS	2,140		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0% - 0		132.83	228,999	2005	2005	0	0	20.00	80.00	
Heated Area: 1438 HX Base Yr												



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE		183,199
TOTAL MARKET OB/XF VALUE		1,180
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		206,879
SOH/AGL Deduction		0
ASSESSED VALUE		206,879
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		206,879
TOTAL JUST VALUE		206,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0080	REROOF	14,850	02/12/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1337/0148	5/12/2017	WD Q	Q	I	01	122,000
GRANTOR: TABRE HORIZONS LLC						
GRANTEE: BP PROPERTIES GROUP						
1293/0203	4/13/2015	QC U	U	I	11	100
GRANTOR: THOMAS & BRENDA MARTI						
GRANTEE: TABRE HORIZONS LLC						

EXTRA FEATURES														
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	0	0	0		472.00	UT	2.50		3	100	1,180

1191 SW SHENANDOAH GLN, LAKE CITY
BLD DATE: LGL DATE: 04/21/2023 MLU
XF DATE: LAND DATE: AG DATE:
INC DATE:

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W11 PTO= N12 W15 S12 E15\$ W39 S29 FGR= S20 E24 N20 W24\$
E24 FOP= S3 E7 N6 W7 S3\$ N3 E7 S6 E13 N8 E6 N24\$.

LAND DESCRIPTION													TOTAL OB/XF											
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	0		RMF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							