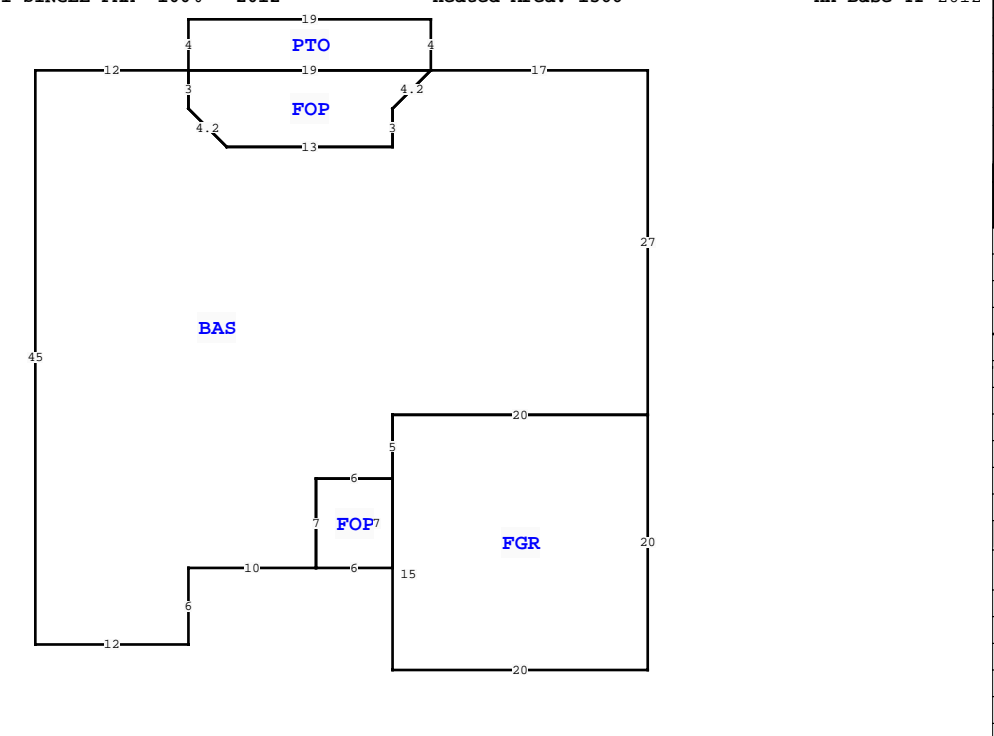


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,832	109.5640	122.71	224,805	2006	2006	0	0	19.00	81.00		



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	STANDARD
BUILDING MARKET VALUE	182,092	
TOTAL MARKET OB/XF VALUE	1,113	
TOTAL LAND VALUE - MARKET	22,500	
TOTAL MARKET VALUE	205,705	
SOH/AGL Deduction	74,416	
ASSESSED VALUE	131,289	
TOTAL EXEMPTION VALUE	51,411	HX HB
BASE TAXABLE VALUE	79,878	
TOTAL JUST VALUE	205,705	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	207,953	

QUALITY	CD	CONSTRUCTION
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0700	1.00/

1079 SW SHENANDOAH GLN, LAKE CITY
 BLD DATE: 04/21/2023 MLU
 XF DATE: _____
 INC DATE: _____

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3441	SFR	319	10/18/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1213/0860	4/12/2011	WD	U	I	40	104,000

GRANTOR: WILLIAM S & PENNY A P
 GRANTEE: GRAHAM C DYCK
 1076/1347 2/28/2006 WD Q I 136,500
 GRANTOR: CORNERSTONE DEVELOPER
 GRANTEE: WILLIAM SCOTT & PEN

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	100	0	445.00	UT	2.50	2.50	100	2006	2006	3	100	1,113	

TOTAL OB/XF														1,113
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BUILDING NOTES													
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BUILDING DIMENSIONS
 BAS= W17 PTO= N4 W19 S4 E19\$ FOP= W19 S3 D3 R3 E13 N3 R3
 U3 \$ D3 L3 S3 W13 L3 U3 N3 W12 S45 E12 N6 E10 FOP= E6 N7
 W6 S7\$ N7 E6 FGR= S15 E20 N20 W20 S5\$ N5 E20 N27\$.

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