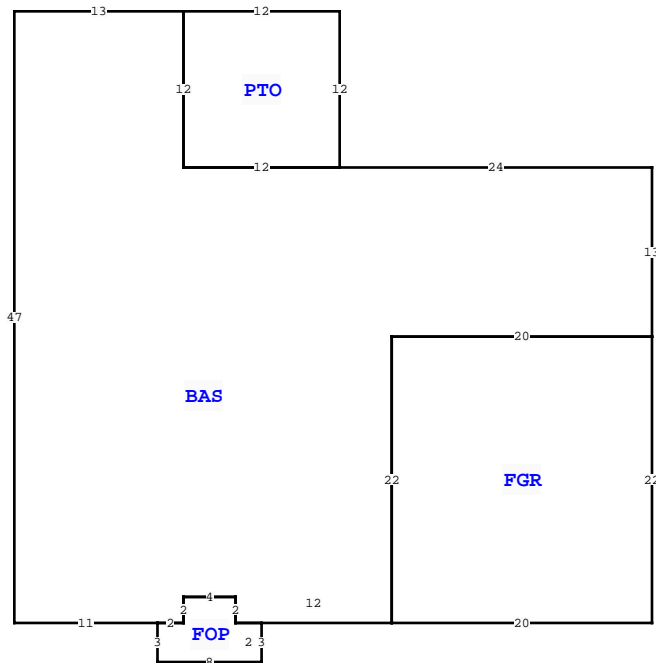


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNPLK	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	1,423	100	
FGR	440	55	
FOP	32	30	
PTO	144	5	
TOTALS	2,039		

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%	- 2023								
Heated Area: 1423						HX Base Yr 2023					



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE		177,918
TOTAL MARKET OB/XF VALUE		1,746
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		202,164
SOH/AGL Deduction		3,620
ASSESSED VALUE		198,544
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		147,133
TOTAL JUST VALUE		202,164
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3485	SFR	320	11/18/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1497/267	8/14/2023	WD	U	I	11	100

GRANTOR: RICHARDSON YAKENDRA
GRANTEE: MCCASKILL SHARITIA
1409/1738 4/07/2020 WD Q I 01 164,900
GRANTOR: YAKENDRA RICHARDSON
GRANTEE: SHARITA MCCASKILLA

BUILDING NOTES	
1085 SW SHENANDOAH GLN, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W24 PTO= N12 W12 S12 E12\$ W12 N12 W13 S47 E11 FOP= S3 E8 N3 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E12 FGR= E20 N22 W20 S22\$ N22 E20 N13\$.	

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	0		582.00	UT	3.00				3	100	1,746

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							