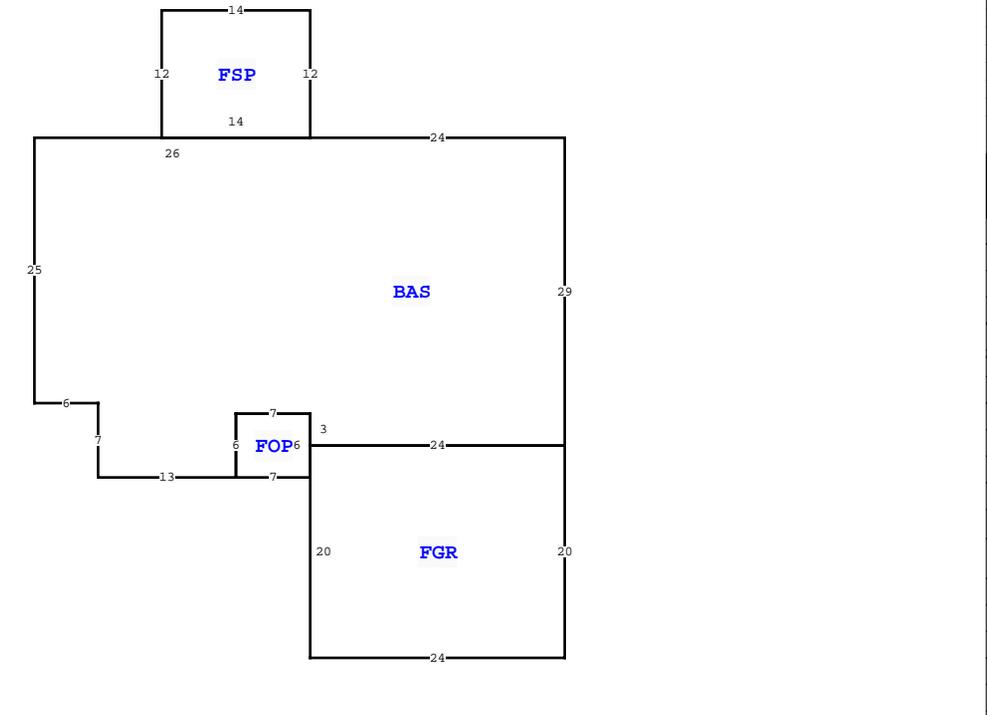


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,788	111.4740	124.85	223,232	2006	2006	0	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2026 Heated Area: 1444 HX Base Yr 2026														



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,444	100		1,444	146,029
FGR	480	55		264	26,698
FOP	42	30		13	1,315
FSP	168	40		67	6,776
TOTALS	2,134			1,788	180,818

1099 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	0	0		2.50	100	2006	2006	3	100	1,665	
2	0169	FENCE/WOOD	0	100	0	0	0		0.00	100	2012	2012	3	100	1,500	

TOTAL OB/XF 3,165

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							

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	STANDARD
BUILDING MARKET VALUE		180,818
TOTAL MARKET OB/XF VALUE		3,165
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		206,483
SOH/AGL Deduction		0
ASSESSED VALUE		206,483
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		155,072
TOTAL JUST VALUE		206,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3439	SFR	319	10/18/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/2305	1/12/2023	WD Q	Q	I	01	217,000
GRANTOR: ROBERTS MARILYNN C						
GRANTEE: TAYLOR CAYDEN L						
1152/1065	6/12/2008	WD Q	Q	I		145,000
GRANTOR: DIANE L WARDEN						
GRANTEE: MARILYNN C ROBERTS						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 FSP= N12 W14 S12 E14\$ W26 S25 E6 S7 E13 FOP= E7 N6 W7 S6\$ N6 E7 S3 FGR= S20 E24 N20 W24\$ E24 N29\$.	