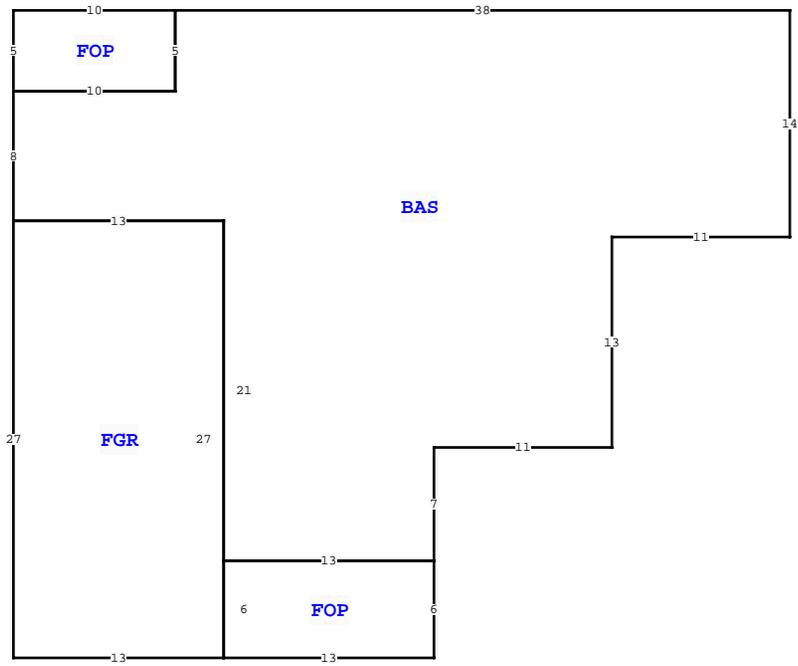


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	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	1,012	100	
FGR	351	55	
FOP	50	30	
FOP	78	30	
TOTALS	1,491		

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%	- 2020		114.07	141,789	1995	1995	0	0	30.75	69.25
Heated Area: 1012												
HX Base Yr 2020												



VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		98,189
TOTAL MARKET OB/XF VALUE		574
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		121,263
SOH/AGL Deduction		42,105
ASSESSED VALUE		79,158
TOTAL EXEMPTION VALUE	HX HB SX	79,158
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		121,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1237/1348	6/28/2012	WD	U	I	12	50,000
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: CHARLES W & BONNIE						
1218/1245	5/16/2011	WD	U	I	12	118,000
GRANTOR: JAMIE A & EVA N ROGER						
GRANTEE: FIRST FEDERAL BANK						

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			2.00	100	1995	1995	3	100	574	

BLD DATE		LGL DATE	
			04/21/2023
			MLU

BUILDING NOTES														
1213 SW FAIRFAX GLN, LAKE CITY														
BUILDING DIMENSIONS														
BAS= W38 FOP= W10 S5 E10 N5\$S5 W10 S8 FGR= S27 E13 N27 W13\$ E13 S21 FOP= S6 E13 N6 W13\$ E13 N7 E11 N13 E11 N14\$.														

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							