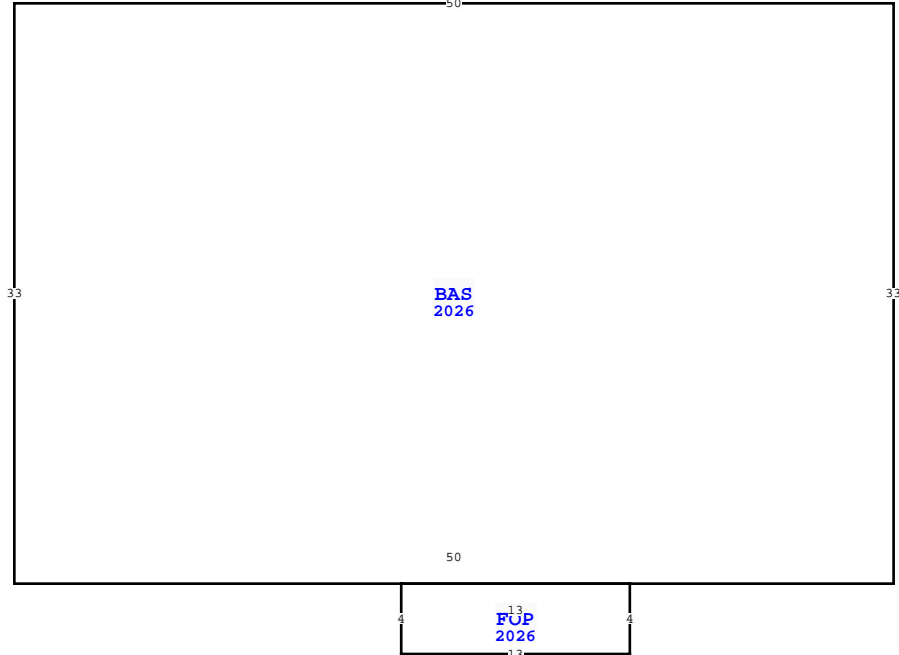


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	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	1,650	100	2026
FOP	52	30	2026
TOTALS	1,702		

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%	- 2026		204,801	2025	2025	0	0	0.00	100.00
				Heated Area: 1650			HX Base Yr 2026				



VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		204,801
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		228,501
SOH/AGL Deduction		0
ASSESSED VALUE		228,501
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		177,090
TOTAL JUST VALUE		228,501
NCON VALUE		206,001
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		22,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1551/770	10/06/2025	WD Q	Q	I	01	254,000
GRANTOR: RJ CONSTRUCTION MAINT						
GRANTEE: SMITH KI A						
1524/1445	9/30/2024	WD Q	Q	V	01	33,500
GRANTOR: GONZALES CLAUDE						
GRANTEE: RJ CONSTRUCTION MAI						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC,PAVMT	3.00
TOTALS		1,702	1,666

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	100	0	400.00	UT	3.00	3.00	100	2026
1085 SW FAIRFAX GLN, LAKE CITY											
TOTALS 1,200											

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=14,9] E50 S33 W50 N33 \$	
FOP=[YR=2026;ORIG=36,42] E13 S4 W13 N4 \$	

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							