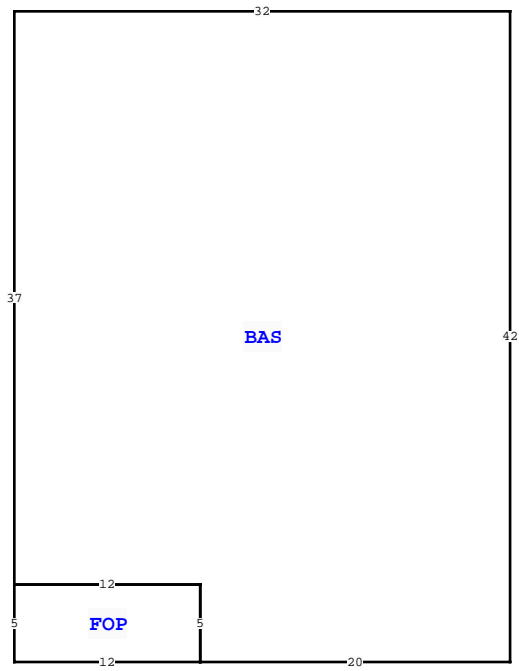


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Common Wall		40	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		1	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0401 TOWNHOUSE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6417.0800 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,284	100	
FOP	60	30	
TOTALS	1,344		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	TOWNHOUSE	100%	- 2025	105.67	137,582	2006	2006	0	0	19.00	81.00
Heated Area: 1284						HX Base Yr 2025					



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE		111,441
TOTAL MARKET OB/XF VALUE		1,520
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		135,461
SOH/AGL Deduction		0
ASSESSED VALUE		135,461
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,050
TOTAL JUST VALUE		135,461
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,837

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3639	MULTIFAM	686	03/14/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/1174	7/15/2022	WD	U	I	11	100
GRANTOR: CONNORS RACHEL CAMPBE						
GRANTEE: BROWN MICHAEL D						
1470/2618	7/11/2022	WD	Q	I	01	150,000
GRANTOR: CONNORS RACHEL CAMPBE						
GRANTEE: BROWN MICHAEL D						

EXTRA FEATURES		TOTAL OB/XF	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	2.50

TOTAL OB/XF															
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		2.50	100	2006	2006	3	100	1,520	

BUILDING NOTES	
988 SW ROSSBOROUGH CT, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W32 S37 FOP= S5 E12 N5 W12\$ E12 S5 E20 N42\$.	

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		*RSF	244.00	83.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							