

| ELEMENT | CD | CONSTRUCTION |
|--------------------|----|----------------|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 15 | HARDTILE 80 |
| Interior Floor | 14 | CARPET 20 |
| 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 | 02 | 02 100 |

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0100 | 01 | 2,098 | 106.6806 | 119.48 | 250,669 | 2007 | 2007 | 0 | 0 | 18.00 | 82.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 1802 HX Base Yr

1289 SW INDIAN GLN, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 |
| INC DATE | | AG DATE | MLU |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,802 | 100 | | 1,802 | 176,548 |
| FGR | 400 | 55 | | 220 | 21,555 |
| FOP | 49 | 30 | | 15 | 1,469 |
| FSP | 153 | 40 | | 61 | 5,976 |
| TOTALS | 2,404 | | | 2,098 | 205,549 |

| 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 | 0 | 0 | 0 | | 608.00 | UT | 1.00 | | | | 608 | |

| 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 | 0 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 22,500.00 | 22,500.00 | 22,500 | | | | | | | | | |

| VALUATION BY | | STANDARD |
|----------------------------------|-----------|----------|
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 205,549 |
| TOTAL MARKET OB/XF VALUE | | 608 |
| TOTAL LAND VALUE - MARKET | | 22,500 |
| TOTAL MARKET VALUE | | 228,657 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 228,657 |
| TOTAL EXEMPTION VALUE | | 0 |
| BASE TAXABLE VALUE | | 228,657 |
| TOTAL JUST VALUE | | 228,657 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 231,163 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|------------|
| 3858 | SFR | 477 | 08/14/2006 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1249/1459 | 2/06/2013 | WD Q | Q | I | 01 | 122,000 |
| GRANTOR: MICHAEL D & CHRISTINE | | | | | | |
| GRANTEE: MINGLAN PAN & TIANX | | | | | | |
| 1221/0372 | 9/12/2011 | WD Q | Q | I | 01 | 105,500 |
| GRANTOR: DANIEL STEPHEN DUNN | | | | | | |
| GRANTEE: MICHAEL D & CHRISTI | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS= W11 S3 FSP= W18 S10 E13 N3 R5 U5 N2\$ S2 D5 L5 S3 W13 N10 W22 S39 FGR= S20 E20 N20 W20\$ E20 FOP= S1 E7 N7 W7 S6\$ N6 E7 S7 E16 N7 E8 N11 E1 N6 W1 N19\$. | |