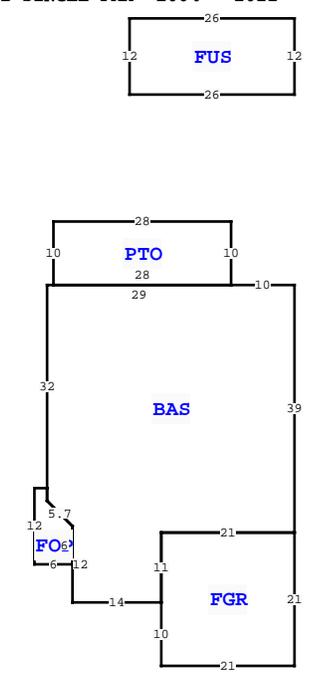


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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% - 2022										
				Heated Area: 1975				HX Base Yr 2022				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,663	100		1,663	168,283
FGR	441	55		243	24,590
POP	56	30		17	1,720
FUS	312	100		312	31,572
PTO	280	5		14	1,416
<b>TOTALS</b>	<b>2,752</b>			<b>2,249</b>	<b>227,582</b>

1444 SW INDIAN 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	624.00	UT	2.00	2.00	100	2003	2003	3	100	1,248	

**TOTAL OB/XF 1,248**

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			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		227,582
TOTAL MARKET OB/XF VALUE		1,248
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		251,330
SOH/AGL Deduction		33,828
ASSESSED VALUE		217,502
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		166,091
TOTAL JUST VALUE		251,330
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2506	SFR	359	11/07/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1431/2143	3/03/2021	WD Q	Q	I	01	202,000
GRANTOR: BRUNSON PATRICK J & H						
GRANTEE: FURST CHRISTINE E						
1141/2223	1/28/2008	WD Q	Q	I		199,900
GRANTOR: HAROLD & OLGA DREEBEN						
GRANTEE: PATRICK J & HELEN R						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W10 PTO= N10 W28 S10 E28\$ W29 S32 POP= W2 S12 E6 N6 U4 L4 N2\$ S2 R4 D4 S12 E14 FGR= S10 E21 N21 W21 S11\$ N11 E21 N39\$ PTR= N30 FUS= N12 W26 S12 E26\$ S30\$.	