

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	MSNRY STUC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2025		227,773	1976	2010	0	0	18.00	82.00

Heated Area: 1690 HX Base Yr 2025

Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	6417.0900	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	338	100		338	35,768
BAS	1,352	100		1,352	143,070
FOP	250	30		75	7,937
TOTALS	1,940			1,765	186,774

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		186,774
TOTAL MARKET OB/XF VALUE		2,650
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		207,924
SOH/AGL Deduction		57,238
ASSESSED VALUE		150,686
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,275
TOTAL JUST VALUE		207,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,324

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/2527	4/17/2024	WD	Q	I	01	230,000
GRANTOR: ZAMORA ELIAN ALONZO						
GRANTEE: LEES KELLI						
1461/1354	3/08/2022	WD	Q	I	01	190,000
GRANTOR: ANDERSON MARY J						
GRANTEE: ZAMORA ELIAN ALONZO						

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	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
4	0296	SHED METAL	0	100	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

BLD DATE			LGL DATE		
XF DATE			LAND DATE		04/21/2023 MLU
INC DATE			AG DATE		
1649 SW CAROLINE CT, LAKE CITY					

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W31 S26 E52 BAS= E13 N26 W13 S26\$ N26 FOP= E1 N7 W6 N6 W16 S13 E21\$ W21\$.	

LAND DESCRIPTION		TOTAL OB/XF														2,650								
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							