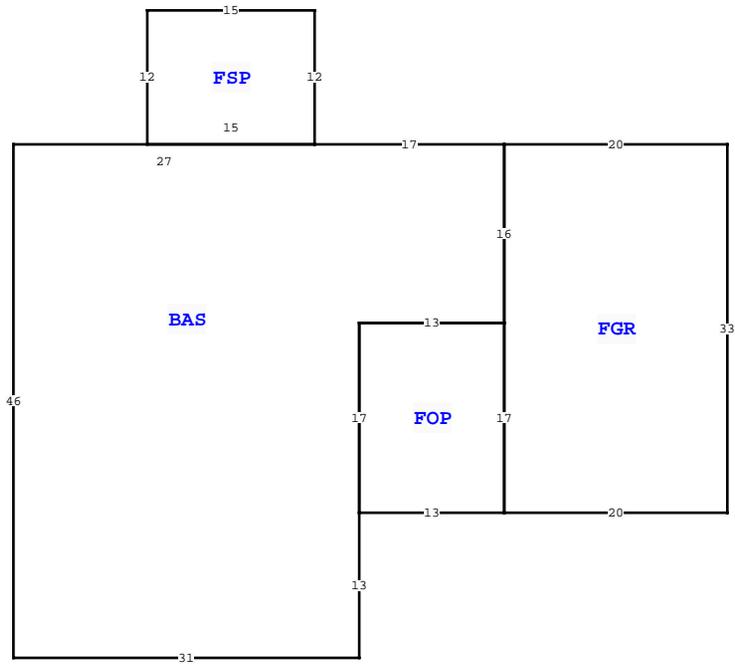


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPK	90
Interior Floor	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	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	6417.0900	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,634	100	
FGR	660	55	
FOP	221	30	
FSP	180	40	
TOTALS	2,695		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,135	113.9490	129.90	277,336	1978	2000	0	0	25.00	75.00
1 SINGLE FAM 100% - 2025 Heated Area: 1634 HX Base Yr 2025											



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE		208,002
TOTAL MARKET OB/XF VALUE		2,950
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		229,452
SOH/AGL Deduction		31,272
ASSESSED VALUE		198,180
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		146,769
TOTAL JUST VALUE		229,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,526

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38	MAINT/ALTR	50	02/12/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/146	12/05/2023	WD	Q	I	01	270,000
GRANTOR: VAN VLEET KRISTIE MAR						
GRANTEE: PRICE LAURENCE A JR						
1385/2119	5/31/2019	WD	Q	I	01	159,900
GRANTOR: BARBARA T HAGLER						
GRANTEE: KRISTIE MARIE VAN V						

EXTRA FEATURES		681 SW CHAPEL HILL ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0190	FPLC PF	1,200.00
3	0258	PATIO	0.00
4	0120	CLFENCE 4	0.00
5	0296	SHED METAL	5.00

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W17FSP= N12 W15 S12 E15\$ W27 S46 E31 N13 FOP= E13 N17 W13 S17\$ N17 E13 FGR= S17 E20 N33 W20 S16\$ N16\$.	

LAND DESCRIPTION		TOTAL OB/XF 2,950																						
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							