

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	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100 0 100
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
0100	01	2,942	109.1250	124.40	365,985	1968	1968	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2775 HX Base Yr

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,343	100		2,343	189,455
FCP	360	25		90	7,277
FOP	116	30		35	2,830
FOP	135	30		40	3,234
SFB	432	80		346	27,977
UOP	126	20		25	2,022
UST	140	45		63	5,094
<b>TOTALS</b>	<b>3,652</b>			<b>2,942</b>	<b>237,890</b>

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	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0	0	8	15	1.00	UT	0.00	0.00	100	0	0	3	100	750	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

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

602 SW CHAPEL HILL ST, LAKE CITY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		237,890
TOTAL MARKET OB/XF VALUE		1,750
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		258,140
SOH/AGL Deduction		0
ASSESSED VALUE		258,140
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		258,140
TOTAL JUST VALUE		258,140
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,971

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047296	Roof Replacement	27,348	05/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/2407	11/12/2024	WD	Q	I	05	325,000

GRANTOR: MASSEY VIRGINIA  
GRANTEE: KRASZEWSKI PHILIP P  
1403/0514 1/09/2020 LE U I 14 100  
GRANTOR: WANDA YOUNG GAUSE (EN)  
GRANTEE: VIRGINIA MASSEY (RM)

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W27 N7 W13 S7 W11 FOP= N15 UST= W7 N20 E7 S20\$ W9 S15 E9\$ W9 N15 W16 FCP= N20 E18 S20 W18\$ S43 E20 FOP= N4 E29 S4 W29\$ N4 E29S4 E27 N28\$ PTR=N20 SFB= N24 UOP= N7W18 S7 E18\$ W18 S24 E18\$ S20\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,750																						
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		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							