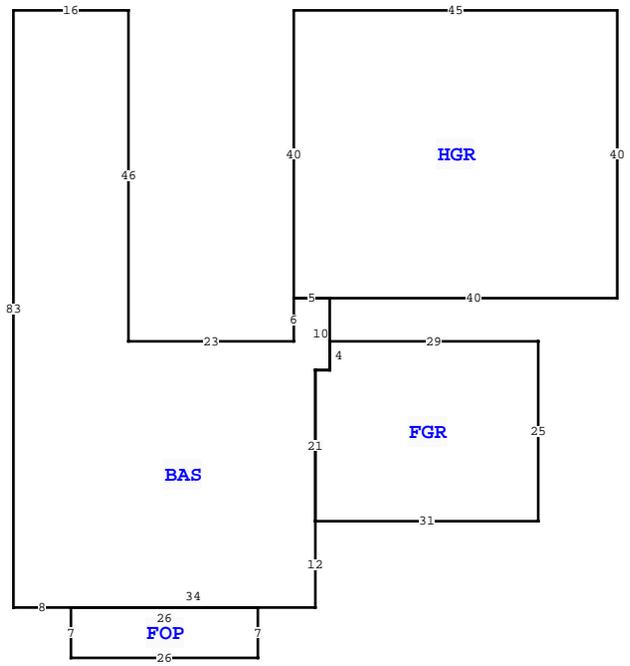


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	14	CARPET	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.0400	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,328	100	
FGR	767	55	
FOP	182	30	
HGR	1,800	45	
TOTALS	5,077		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,615	127.1864	144.99	524,139	2009	2009	0	0	16.00	84.00
1 SINGLE FAM 100% - 2010 Heated Area: 2328 HX Base Yr 2025											



VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		440,277
TOTAL MARKET OB/XF VALUE		22,794
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		498,071
SOH/AGL Deduction		172,570
ASSESSED VALUE		325,501
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		274,090
TOTAL JUST VALUE		498,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,313

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049458	Roof Replacement	43,500	03/19/2024
27705	POOL ENCL	75	03/24/2009
27243	POOL	200	08/06/2008
26570	SFR	944	01/03/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1428/2452	1/20/2021	QC	U	I	11	100
GRANTOR: LAGONI WILLIAM A						
GRANTEE: LAGONI WILLIAM A &						
1428/2428	1/20/2021	QC	U	I	11	100
GRANTOR: LAGONI WILLIAM A						
GRANTEE: LAGONI WILLIAM A						

EXTRA FEATURES																
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	1,383.00	UT	2.50	2.50	100	2009	2009	3	100	3,458	
2	0280	POOL R/CON	0	100	0	288.00	UT	70.00	70.00	100	2009	2009	3	61	12,298	
3	0282	POOL ENCL	0	100	0	1,173.00	UT	15.00	15.00	100	2009	2009	3	40	7,038	

267 SW CHALLENGER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W23 N46 W16 S83 E8 FOP= S7 E26 N7 W26\$ E34 N12 FGR= E31 N25 W29 S4 W2 S21\$ N21 E2 N10 HGR= E40 N40 W45 S40 E5\$ W5 S6\$.	

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	100		RSF	1116.00	187.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							