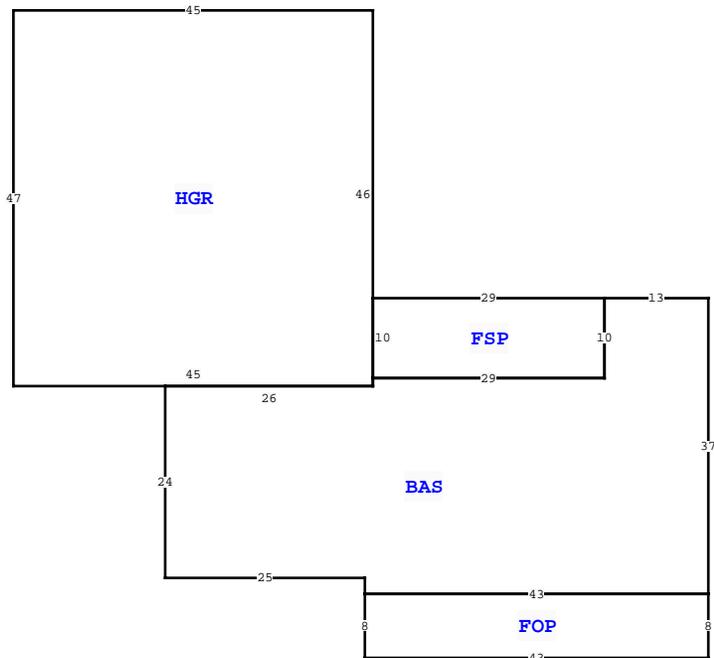


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY

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%	2005		433,009	2004	2004	0	0	22.58	77.42	Heated Area: 1890 HX Base Yr 2005	



MAP NUM	MKT AREA	06			
7417.0400	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100		1,890	206,989
FOP	344	30		103	11,280
FSP	290	40		116	12,704
HGR	2,115	45		952	104,262
TOTALS	4,639			3,061	335,236

160 SW CHALLENGER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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	0	3,627.00	UT	2.00	2.00	100	2004	2004	3	100	7,254	
2	0166	CONC, PAVMT	0	100	0	0	220.00	UT	2.00	2.00	100	2012	2012	3	100	440	
3	0060	CARPORT F	0	100	0	0	391.00	UT	7.00	7.00	100	2012	2012	3	100	2,737	

TOTAL OB/XF 10,431

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	1109.00	201.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	335,236		
TOTAL MARKET OB/XF VALUE	10,431		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	380,667		
SOH/AGL Deduction	118,354		
ASSESSED VALUE	262,313		
TOTAL EXEMPTION VALUE	13 HX HB	262,313	
BASE TAXABLE VALUE	0		
TOTAL JUST VALUE	380,667		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	379,384		

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050224	Roof Replacement	36,499	06/27/2024
20809	SFR	355	06/20/2003
19777	PLANE HNGR	253	07/26/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1294/0426	5/07/2015	QC	U	I	11	100	
GRANTOR: JILL YOUNG							
GRANTEE: WILLIAM T YOUNG							
0946/0777	1/28/2002	WD	P	V	99	38,000	
GRANTOR: F C CARROLL PROPRTIE							
GRANTEE: WILLIAM T & JILL YO							

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W13 FSP= W29 S10 E29 N10\$ S10 W29 HGR= N46 W45 S47 E45 N1\$ S1 W26 S24 E25 S2 FOP= S8 E43 N8 W43\$ E43 N37\$.