

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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		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	2,233	110.3860	123.63	276,066	1976	1976	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1936 HX Base Yr 1997

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		179,443
TOTAL MARKET OB/XF VALUE		1,404
TOTAL LAND VALUE - MARKET		55,500
TOTAL MARKET VALUE		236,347
SOH/AGL Deduction		102,949
ASSESSED VALUE		133,398
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		81,987
TOTAL JUST VALUE		236,347
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,347

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,936	100		1,936	155,576
FGR	441	55		243	19,527
FOP	24	30		7	562
FST	64	55		35	2,813
PTO	240	5		12	965
TOTALS	2,705			2,233	179,443

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

252 SW AURORA WAY, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054728	Storage Building	10,000	12/29/2025
000054654	Right-of-Way Acce		12/10/2025
000043890	Electrical Servic	0	03/10/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1300/0701	8/24/2015	WD	Q	V	05	15,000

GRANTOR: CEE-BAS INC
GRANTEE: ANDREW K & ELIZABET
0861/1603 6/26/1998 WD Q V 04 0
GRANTOR: BULLARD & FERGUSON
GRANTEE: CEE-BAS INC

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	1.00	UT	0.00	0.00	100	0	0	3	100	854	
2	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	10	100.00	UT	5.00	5.00	50	1993	1993	3	50	250	

EXTRA FEATURES																
TOTAL OB/XF 1,404																

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W19 PTO= N10 W24 S10 E24\$W58 S29 E31 FOP= E6 N4 W6S4\$ N4 E6 S4 E27 FGR= E21 N21 W21 S21\$ N21 E13 FST= E8 N8 W8 S8\$ N8\$.																

LAND DESCRIPTION																								
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							
2	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							
3	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							