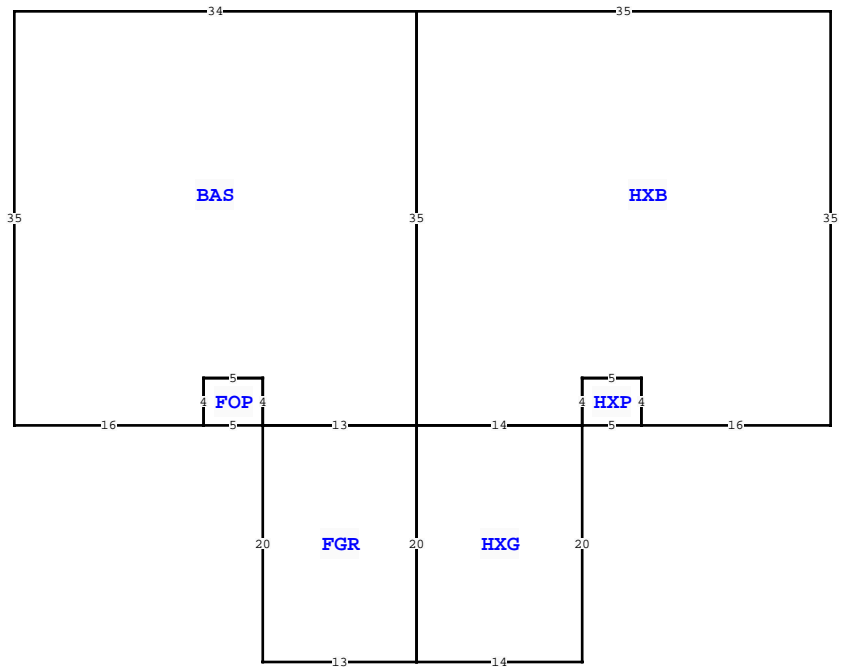


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	DUPLX	0%	- 2026									Heated Area: 2375 HX Base Yr	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100		1,170	97,990
FGR	260	55		143	11,977
FOP	20	30		6	502
HXB	1,205	100		1,205	100,921
HXG	280	55		154	12,898
HXP	20	30		6	502
TOTALS	2,955			2,684	224,790

EXTRA FEATURES: 191 SW TEMPY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
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	0	0	0	1,946.00	UT	2.00	2.00	100	2005	2005	3	100	3,892	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		RSF-1	0.00	0.00	1.50	LT		1.00	1.00	0.90	18,500.00	16,650.00	24,975							
2	0800	C	MULTI-FAM	0			0.00	0.00	0.50	LT		1.00	1.00	0.90	18,500.00	16,650.00	8,325							
3	9900	C	AC NON-AG	0			0.00	0.00	1.00	UT		1.00	1.00	1.00	500.00	500.00	500							

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		224,790
TOTAL MARKET OB/XF VALUE		4,292
TOTAL LAND VALUE - MARKET		33,800
TOTAL MARKET VALUE		262,882
SOH/AGL Deduction		0
ASSESSED VALUE		262,882
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		262,882
TOTAL JUST VALUE		262,882
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044255	Roof Replacement	14,350	04/25/2022
22037	MULTIFAM	654	07/02/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1556/1205	12/05/2025	QC	U	I	11	0
GRANTOR: CASSY'S WING LLC						
GRANTEE: DAVIS AMY MARIE						
1397/1138	10/24/2019	WD	Q	I	05	300,000
GRANTOR: KIMMY L & DOUGLAS L E						
GRANTEE: CASSY'S WING LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
HXB= W35 BAS= W34 S35 E16 FOP= E5 N4 W5 S4\$ N4 E5 S4 FGR= S20 E13 N20 W13\$ E13 N35\$ S35 HXG= S20 E14 N20 W14\$ E14 HXP= E5 N4 W5 S4\$ N4 E5 S4 E16 N35\$.	