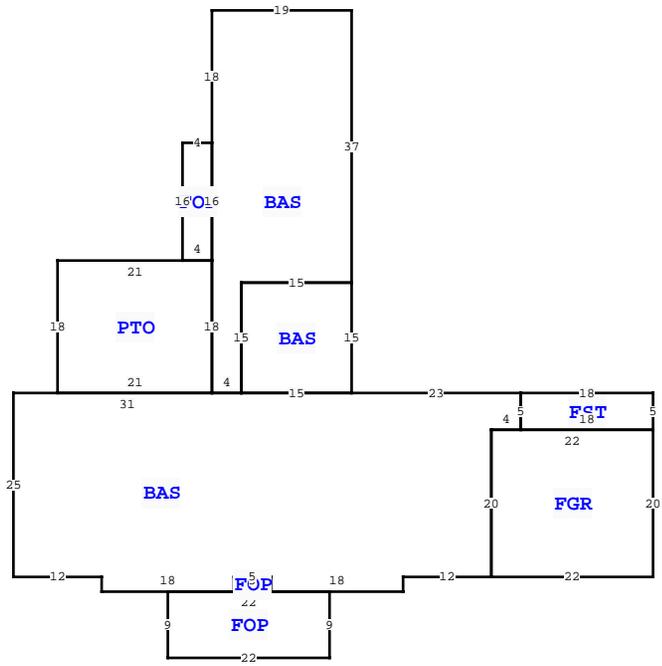


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	225	100	
BAS	763	100	
BAS	1,717	100	
FGR	440	55	
FOP	10	30	
FOP	64	30	
FOP	198	30	
FST	90	55	
PTO	378	5	
TOTALS	3,885		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,097	105.2600	120.00	371,640	1976	1985	0	0	35.00	65.00
1 SINGLE FAM 100% - 2012 Heated Area: 2705 HX Base Yr 2012											



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		241,566
TOTAL MARKET OB/XF VALUE		16,792
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		280,858
SOH/AGL Deduction		115,147
ASSESSED VALUE		165,711
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		114,300
TOTAL JUST VALUE		280,858
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40119	ADDN SFR	0	07/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1215/0622	5/25/2011	WD Q	I	01		182,000
GRANTOR: DAVID & LOUANN BLACK						
GRANTEE: MARK D BORIS & POLL						
0996/2515	10/06/2003	WD Q	I			166,000
GRANTOR: KREITZER						
GRANTEE: DAVID & LOUANN BLAC						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0
2	0280	POOL R/CON	0	100	32	512.00	UT	70.00	70.00	100	1994
3	0296	SHED METAL	0	100	31	1.00	UT	0.00	0.00	100	0
4	0070	CARPORIT UF	0	100	12	1.00	UT	0.00	0.00	100	0
5	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	1994
6	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	1993

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
255 SW AURORA WAY, LAKE CITY											
BLD DATE: 04/14/2026 MLU											
LGL DATE: 04/14/2026											
LAND DATE: 04/14/2026											
AG DATE: 04/14/2026											
TOTAL OB/XF VALUE: 16,792											

BUILDING NOTES	
BAS=[ORIG=0,0] W23 W15 W31 S25 E12 S2 E18 N2 E5 S2 E18 N2 E12 N20 E4 N5 \$	
BAS=[ORIG=-38,0] N15 E15 N37 W19 S18 S16 S18 E4 \$	
FGR=[ORIG=-4,25] E22 N20 W22 S20 \$	
PTO=[ORIG=-42,-18] W21 S18 E21 N18 \$	
BAS=[ORIG=-23,0] N15 W15 S15 E15 \$	
FOP=[ORIG=-48,36] E22 N9 W22 S9 \$	
FST=[ORIG=0,5] E18 N5 W18 S5 \$	
FOP=[ORIG=-42,-34] W4 S16 E4 N16 \$	
FOP=[ORIG=-39,27] E5 N2 W5 S2 \$	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W23 W15 W31 S25 E12 S2 E18 N2 E5 S2 E18 N2 E12 N20 E4 N5 \$	
BAS=[ORIG=-38,0] N15 E15 N37 W19 S18 S16 S18 E4 \$	
FGR=[ORIG=-4,25] E22 N20 W22 S20 \$	
PTO=[ORIG=-42,-18] W21 S18 E21 N18 \$	
BAS=[ORIG=-23,0] N15 W15 S15 E15 \$	
FOP=[ORIG=-48,36] E22 N9 W22 S9 \$	
FST=[ORIG=0,5] E18 N5 W18 S5 \$	
FOP=[ORIG=-42,-34] W4 S16 E4 N16 \$	
FOP=[ORIG=-39,27] E5 N2 W5 S2 \$	

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							