

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	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	01	NONE	100
Stories	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	7417.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,850	100	
FGR	616	55	
FOP	28	30	
FSP	170	40	
TOTALS	2,664		

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%	2007								
Heated Area: 1850						HX Base Yr 2007					

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		182,441
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		206,541
SOH/AGL Deduction		90,819
ASSESSED VALUE		115,722
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,311
TOTAL JUST VALUE		206,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054929	Roof Replacement	17,600	02/03/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0987/1042	6/18/2003	WD Q	Q	I		98,000
GRANTOR: ALVALENE BICKNELL & R						
GRANTEE: JEROME W & CHARLES						
0953/0571	5/09/2002	WD Q	Q	I	06	100
GRANTOR: ALVALENE BICKNELL						
GRANTEE: ALVALENE BICKNELL &						

EXTRA FEATURES		182 SW KAREN CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0166	CONC, PAVMT	0.00
2	0190	FPLC PF	1,200.00
3	0120	CLFENCE	0.00

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

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	0	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	100	0	0	0	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE	4	0	100	0	0	0.00	0.00	100	1993	1993	3	100	100	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W11 FSP= N10 W17 S10 E17\$ W17 N7 W25 S42 E25 FOP= E4 N7 W4 S7\$ N7 E17 S2 E8 N2 E3 FGR= E22 N28 W22 S28\$ N28\$.	

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							