

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,133	121.2750	138.25	294,887	1979	1979	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1963 HX Base Yr 2018

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		191,677
TOTAL MARKET OB/XF VALUE		3,622
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		213,799
SOH/AGL Deduction		91,032
ASSESSED VALUE		122,767
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		71,356
TOTAL JUST VALUE		213,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,443

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,963	100		1,963	176,400
FOP	21	30		6	540
FSP	150	40		60	5,392
UCP	300	20		60	5,392
UOP	220	20		44	3,954
TOTALS	2,654			2,133	191,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31457	MAINT/ALTR	40	09/17/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1339/0168	5/26/2017	WD	U	I	12	130,000

GRANTOR: NATIONSTAR MORTGAGE L
GRANTEE: ALISON GRAVELEY
1329/1593 1/11/2017 CT U I 18 100
GRANTOR: CLERK OF COURT (GABEY)
GRANTEE: NATIONSTAR MORTGAGE

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	12	8	1.00	UT	0.00	0.00	100	0	0	3	100	422	

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
170 SW DONALD CT, LAKE CITY					04/21/2023		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W27 FSP= N10 W15 S10 E15\$ W15 UOP= N10 W22 S10 E22\$ W22 S9 UCP= W15 S20 E15 N20\$ S23 E14 S4 E17 N8 FOP= E7 N3 W7 S3\$ N3 E7 S3 E26 N28\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,622																						
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							