

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	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
1	SINGLE FAM	0%	2024	129.56	270,133	1980	1980	0	0	35.00	65.00

Heated Area: 1767 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		175,586
TOTAL MARKET OB/XF VALUE		4,050
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		198,136
SOH/AGL Deduction		0
ASSESSED VALUE		198,136
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		198,136
TOTAL JUST VALUE		198,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,060

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,767	100		1,767	148,806
FEP	144	80		115	9,684
FGR	308	55		169	14,232
FOP	114	30		34	2,863
TOTALS	2,333			2,085	175,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048364	Remodel	56,000	10/09/2023
000042271	Roof Replacement	13,280	07/07/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/106	2/17/2026	WD	Q	I	01	150,000
GRANTOR: SLOAN DYANNA J						
GRANTEE: SLOAN DONALD J						
1259/2007	8/09/2013	WD	U	I	38	102,000
GRANTOR: RHONDA G SOUTHERLAND						
GRANTEE: DYANNA J SLOAN						

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	700	
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0080	DECKING	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	150	
4	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
5	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
6	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,300	

EXTRA FEATURES		TOTAL OB/XF	
145 SW DONALD CT, LAKE CITY		4,050	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W45 FEP= N12 W12 S12 E12\$ W22 S21 FGR= S14 E22 N14W22\$ E22 S8 FOP= S6 E19 N6 W19\$ E45 N29\$.	

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							