

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	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	8417.0300	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	105	100	
BAS	1,288	100	
FCP	420	25	
FOP	40	30	
FST	56	55	
TOTALS	1,909		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,541	120.2850	137.12	211,302	1975	1975	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1393 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		137,346
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		37,000
TOTAL MARKET VALUE		175,846
SOH/AGL Deduction		0
ASSESSED VALUE		175,846
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		175,846
TOTAL JUST VALUE		175,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		168,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054558	Remodel	9,990	11/24/2025
000053806	Roof Replacement	10,900	08/11/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/2442	5/05/2023	PB	U	I	18	0

GRANTOR: CLERK OF COURT (LARSO)  
GRANTEE: LARSON MYRTLE D (ES)  
1368/1222 9/11/2018 QC U I 11 100  
GRANTOR: MYRTLE ROGERS LARSON  
GRANTEE: JONATHAN ROGERS

EXTRA FEATURES		TOTAL OB/XF	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0166	CONC, PAVMT	0.00
2	0260	PAVEMENT-A	200.00
3	0190	FPLC PF	1,200.00

TOTAL OB/XF											
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	0	0	1.00	UT	0.00	0.00	100	0
2	0260	PAVEMENT-A	0	0	0	1.00	UT	200.00	200.00	50	0
3	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0

BUILDING NOTES	
171 SW BALBOA PL, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W17 BAS= N7 W15 S7 E15\$W15FST= N7 W8 S7 E8\$ W14 FCP= W15 S28 E15 N28\$ S28 E10FOP= S5 E8 N5 W8\$ E36 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	0		00	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							