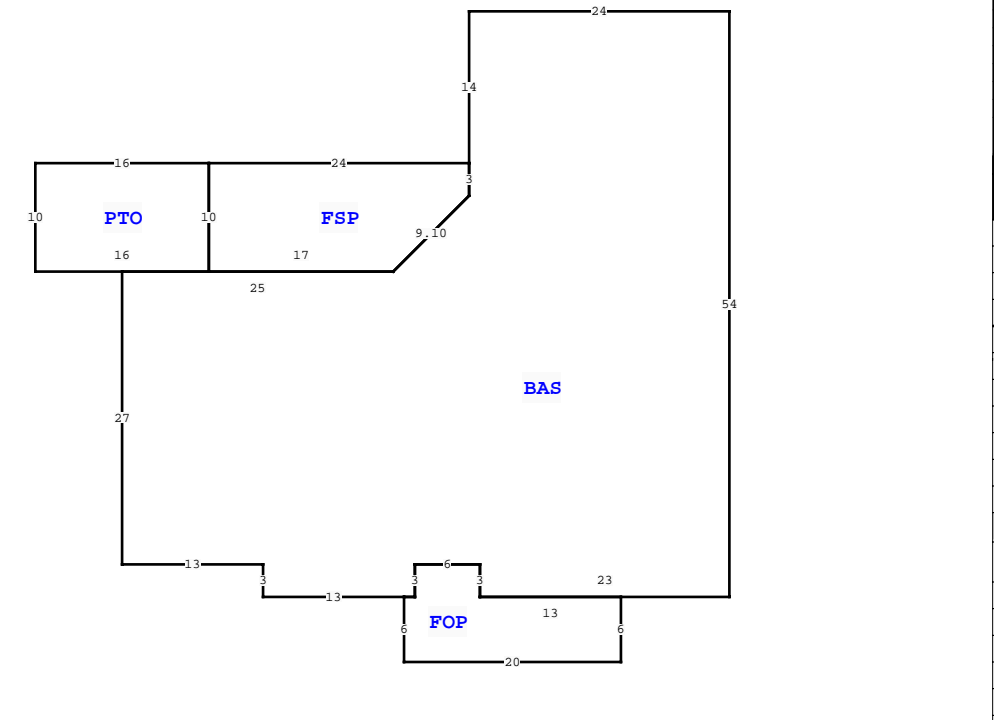


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 90
Interior Floor	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,359	134.6984	150.86	355,879	2000	2000	0	0	0	25.63	74.37
1 SINGLE FAM			100% - 2021	Heated Area: 2224			HX Base Yr 2021					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,224	100		2,224	249,521
FOP	138	30		41	4,600
FSP	216	40		86	9,649
PTO	160	5		8	898
TOTALS	2,738			2,359	264,667

258 NW DALTON GLN, LAKE CITY

BLD DATE	LGL DATE	04/22/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	312.00	UT	2.00	2.00	100	2000	2000	3	100	624	
2	0294	SHED WOOD/	0	100	10	30	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,500	
3	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,000	
4	0252	LEAN-TO W/	0	100	12	16	192.00	UT	2.00	2.00	100	2003	2003	3	100	384	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
6	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	10,000	
7	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	5,000	

TOTAL OB/XF 19,008

LAND DESCRIPTION																								
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			264,667
TOTAL MARKET OB/XF VALUE			19,008
TOTAL LAND VALUE - MARKET			55,000
TOTAL MARKET VALUE			338,675
SOH/AGL Deduction			80,736
ASSESSED VALUE			257,939
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			206,528
TOTAL JUST VALUE			338,675
INCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			337,341

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16749	SFR	345	03/16/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1420/0237	9/18/2020	WD Q	Q	I	01	290,000
GRANTOR: RANDY M & STEPHANIE D						
GRANTEE: CORY THOMAS & REBEC						
1312/0339	3/18/2016	WD Q	Q	I	01	225,000
GRANTOR: STEVEN MICHAEL & NATA						
GRANTEE: RANDY M & STEPHANIE						

BUILDING NOTES																

BUILDING DIMENSIONS																
BAS= W24 S14 FSP= W24 PTO= W16 S10 E16 N10\$ S10 E17 R7 U7 N3\$ S3 D7 L7 W25 S27 E13 S3 E13 FOP= S6 E20 N6 W13 N3 W6 S3 W1\$ E1 N3 E6 S3 E23 N54\$.																