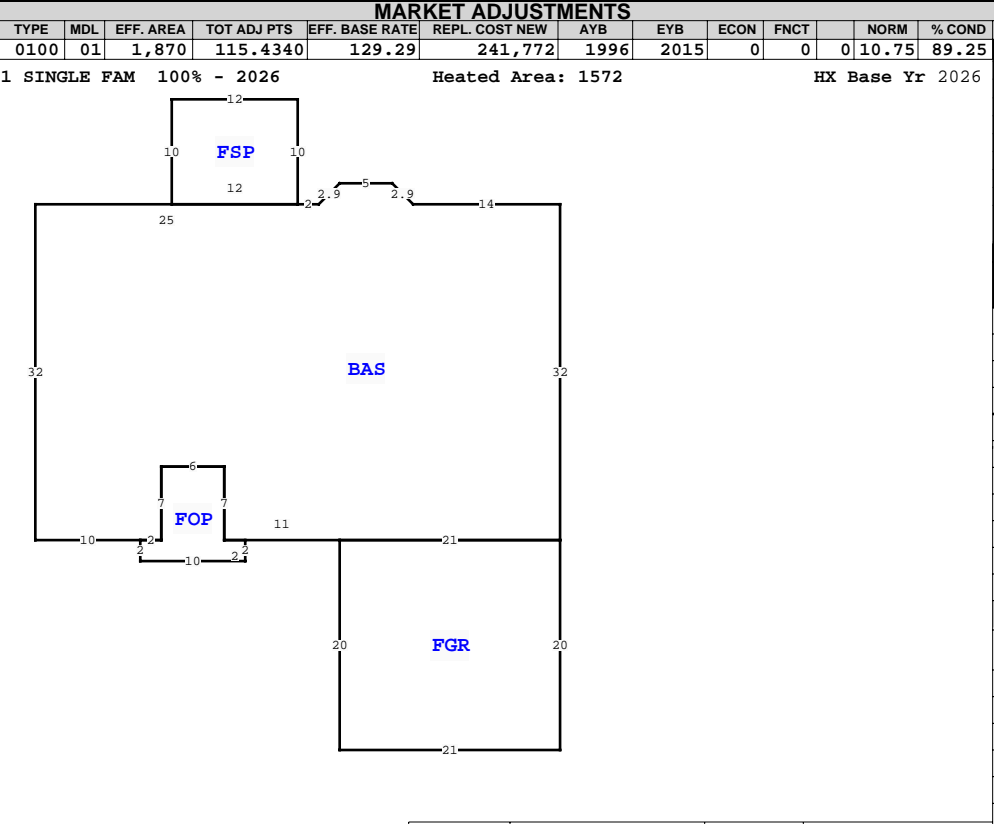


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100		1,572	181,395
FGR	420	55		231	26,655
FOP	62	30		19	2,193
FSP	120	40		48	5,539
TOTALS	2,174			1,870	215,782

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	1,135.00	UT	1.50	1.50	100	1996	1996	3	100	1,703	
2	0294	SHED WOOD/	0	100	10	120.00	UT	7.50	7.50	60	1996	1996	3	60	540	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/21/2023		

172 SW PINE FOREST CT, LAKE CITY MLU

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

TOTAL OB/XF																						
2,243																						

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		215,782
TOTAL MARKET OB/XF VALUE		2,243
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		236,525
SOH/AGL Deduction		0
ASSESSED VALUE		236,525
TOTAL EXEMPTION VALUE	HX HB 13	236,525
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		236,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11443	SFR	250	07/25/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1556/2792	12/17/2025	WD	Q	I	01	345,000
GRANTOR: EXODUS 4 LLC						
GRANTEE: JOHNSON DILLON JAME						
1544/647	7/02/2025	WD	Q	I	01	220,000
GRANTOR: GOODE DONALD Z JR						
GRANTEE: EXODUS 4 LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 U2 L2 W5 L2 D2 W2 FSP= N10 W12 S10 E12\$ W25S32E10 FOP= S2 E10 N2 W2 N7W6 S7 W2\$ E2 N7 E6 S7 E11 FGR= S20 E21 N20 W21\$ E21 N32\$.	