

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	06	BD/BATTEN 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	12	HARDWOOD 40
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	100% - 2018			292,003	1980	1980	0	0	35.00	65.00

Heated Area: 1736 HX Base Yr 2018

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		189,802
TOTAL MARKET OB/XF VALUE		4,200
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		216,502
SOH/AGL Deduction		157,346
ASSESSED VALUE		59,156
TOTAL EXEMPTION VALUE	HX HB DX	39,156
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		216,502
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,502

QOR CODE	QUALITY	MAP NUM	MKT AREA
0100	05 05		06

NEIGHBORHOOD/LOC 9417.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,736	100		1,736	143,634
FEP	220	80		176	14,562
FGR	660	55		363	30,034
FOP	18	30		5	413
UOP	72	20		14	1,158

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051653	Roof Replacement	20,525	11/26/2024

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1567/1014	4/24/2026	QC	U	I	11	100

GRANTOR: KING KARL Q SR  
GRANTEE: KING KARL Q SR  
1338/0017 5/22/2017 WD Q I 01 154,000  
GRANTOR: GARY & LINDSAY LAXTON  
GRANTEE: KARL Q KING

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	100	1993	1993	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	1,000	
4	0070	CARPOT UF	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	500	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2016	2016	3	100	1,000	

EXTRA FEATURES		TOTAL OB/XF	
163 SE WOODHAVEN ST, LAKE CITY		4,200	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W26 FEP= N11 W20 S11 E20\$ W20 N11 W22 S17 FGR= S8 UOP= W6 S12 E6 N12\$ S22 E22 N30 W22\$ E22 S24 E26 FOP= E6 N3 W6 S3\$ N3 E6 S3 E14 N30\$.	

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	22,500.00	22,500.00	22,500							