

ELEMENT	CD	CONSTRUCTION
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	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	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,172	117.6120	131.73	286,118	1980	1980	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1664 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		185,977
TOTAL MARKET OB/XF VALUE		2,900
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		207,377
SOH/AGL Deduction		0
ASSESSED VALUE		207,377
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		207,377
TOTAL JUST VALUE		207,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,377

DOR CODE	MAP NUM	MKT AREA			
0100		06			
NEIGHBORHOOD/LOC	9417.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100		1,664	142,479
FEP	264	80		211	18,067
FOP	140	30		42	3,596
FST	120	55		66	5,651
UGR	420	45		189	16,183
TOTALS	2,608			2,172	185,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046175	Roof Replacement	4,250	12/28/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/2536	3/10/2026	WD Q	Q	I	01	295,000
GRANTOR: CLAY SARAH RUTH DOUGL						
GRANTEE: JONES WILLIE LEE						
1307/0332	12/30/2015	WD Q	Q	I	01	109,900
GRANTOR: RICKY & KATHY BROWN						
GRANTEE: SARAH RUTH DOUGLAS						

224 SE CHEYENNE CT, LAKE CITY

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

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	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W11 FEP= N12 W22 S12 E22\$ W50 S29 E25 FOP= S7 E20N7
W20\$ E31 UGR= E20 N21 W20S21\$ N21 E5 FST= E15 N8 W15 S8\$ N8\$.

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							