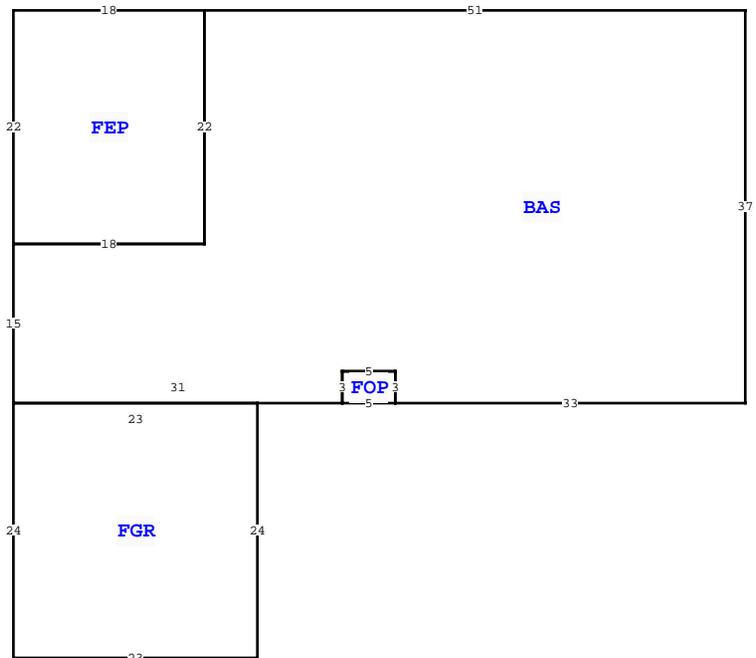


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	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	9417.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,142	100	
FEP	396	80	
FGR	552	55	
FOP	15	30	
TOTALS	3,105		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2023								
			Heated Area: 2142								
				HX Base Yr 2023							



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		300,485
TOTAL MARKET OB/XF VALUE		15,352
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		334,337
SOH/AGL Deduction		7,243
ASSESSED VALUE		327,094
TOTAL EXEMPTION VALUE	HX HB VX 13	327,094
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		334,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/1431	5/26/2022	WD Q	Q	I	01	305,000
GRANTOR: KASPER CHARLOTTE A						
GRANTEE: FLEENER CURTIS LEE						
1317/2402	7/01/2016	QC U	U	I	11	100
GRANTOR: KEVIN B KASPER						
GRANTEE: CHARLOTTE A KASPER						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0280	POOL R/CON	0	100	32	16	512.00	UT	52.50	100	1988
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	0
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	1993
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2004

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
135 SE CUSTER WAY, LAKE CITY											
BLD DATE: LGL DATE: 04/21/2023 MLU											
XF DATE: LAND DATE: AG DATE:											
INC DATE:											
TOTAL OB/XF VALUE: 15,352											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W51 FEP= W18 S22 E18 N22\$ S22 W18 S15 FGR= S24 E23N24 W23\$ E31 FOP= E5 N3 W5 S3\$ N3 E5 S3 E33 N37\$.											

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