

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	13	LAM/VNLPLK 30
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2019								

Heated Area: 1711 HX Base Yr 2019

104 SE CUSTER WAY, LAKE CITY

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100		1,711	153,114
FGR	638	55		351	31,410
FOP	200	30		60	5,369
FOP	240	30		72	6,443
TOTALS	2,789			2,194	196,337

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	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	500.00	500.00	75	1993	1993	3	75	375	

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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

TOTAL OB/XF										2,075												
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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		196,337
TOTAL MARKET OB/XF VALUE		2,075
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		216,912
SOH/AGL Deduction		63,320
ASSESSED VALUE		153,592
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,181
TOTAL JUST VALUE		216,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27974	MAINT/ALTR	40	07/28/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1370/2178	10/17/2018	WD	Q	I	01	150,000
GRANTOR: MONTE C BRADWELL						
GRANTEE: MILTON BELL SR & LA						
0728/0811	8/21/1990	WD	Q	I		63,000
GRANTOR: JAMES BLANTON						
GRANTEE: MONTE BRADWELL						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W29 S29 E26 FOP= S10 E20 N10 W20\$ E33 FGR= E22 N29 W22 S29\$ N29 W10 FOP= N12 W20 S12 E20\$ W20\$.