

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
0100	01	2,246	109.7070	122.87	275,966	1981	1995	0	0	30.00	70.00

1 SINGLE FAM 0% - 2026 Heated Area: 2016 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		193,176
TOTAL MARKET OB/XF VALUE		2,600
TOTAL LAND VALUE - MARKET		16,650
TOTAL MARKET VALUE		212,426
SOH/AGL Deduction		0
ASSESSED VALUE		212,426
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		212,426
TOTAL JUST VALUE		212,426
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		197,518

QUALITY	DOR CODE	MAP NUM	MKT AREA
05 05	0100		06
NEIGHBORHOOD/LOC	9417.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100		2,016	173,394
FOP	140	30		42	3,613
FSP	240	40		96	8,257
FST	168	55		92	7,913
TOTALS	2,564			2,246	193,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053455	Solar Power Syste	99,840	06/25/2025
000050508	Roof Replacement	18,895	08/07/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/2283	5/13/2025	WD	U	I	12	295,000

GRANTOR: FEDERAL NATIONAL MORT
GRANTEE: A MORENO FLORES ISM
1463/1619 3/23/2022 CT U I 18 0
GRANTOR: CLERK OF COURT
GRANTEE: FEDERAL NATIONAL MO

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	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
5	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

EXTRA FEATURES		BLD DATE		LGL DATE		LAND DATE		AG DATE	
144 SE PATIENCE PL, LAKE CITY				04/21/2023		MLU			

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 FSP= N12 W20 S12 E20\$ W41 S27 E28 FOP= S5 E28 N5 W28\$ E28 S5 E21 N24 FST= N8 W21 S8 E21\$ W21 N8\$.	

LAND DESCRIPTION		TOTAL OB/XF 2,600																						
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	0.90	18,500.00	16,650.00	16,650							