

BUILDING CHARACTERISTICS					
ELEMENT	CD				
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 100				
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				
Quality	06 06				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	9417.0800 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100		1,596	150,878
FOP	126	30		38	3,592
PTO	320	5		16	1,513
TOTALS	2,042			1,650	155,982

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,650	120.5820	135.05	222,832	1978	1995	0	0	30.00	70.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1596 HX Base Yr 2023													



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		155,982
TOTAL MARKET OB/XF VALUE		6,200
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		184,682
SOH/AGL Deduction		6,025
ASSESSED VALUE		178,657
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,246
TOTAL JUST VALUE		184,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/2417	11/22/2022	WD	Q	I	01	155,000
GRANTOR: SHARON D TURNER REVOC						
GRANTEE: TAYLOR RAYMOND ELWO						
1196/1769	6/01/2010	QC	U	I	16	100
GRANTOR: SHARON D TURNER						
GRANTEE: SHARON D TURNER AS						

EXTRA FEATURES														2452 SE COUNTRY CLUB RD, LAKE CITY		
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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	3,600	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	600	
TOTAL OB/XF 6,200																

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS= W19 PTO= N16 W20 S16 E20\$ W38 S28 E11 FOP= S6 E21 N6 W21\$ E46 N28\$.													

LAND DESCRIPTION														TOTAL OB/XF 6,200										
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							