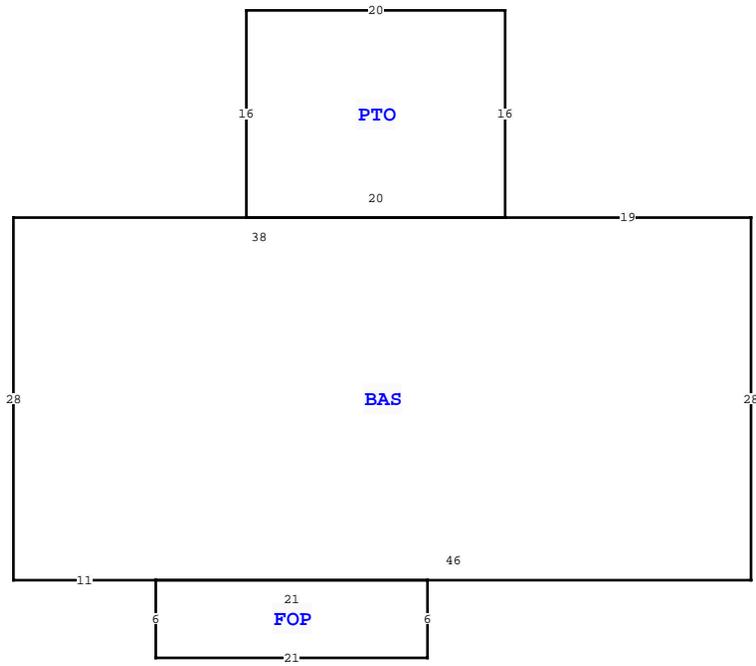


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

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	137.46	226,809	1978	1995	0	0	30.00	70.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1596 HX Base Yr 2023													



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	153,570
FOP	126	30		38	3,656
PTO	320	5		16	1,539
TOTALS	2,042			1,650	158,766

2452 SE COUNTRY CLUB RD, LAKE CITY

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

EXTRA FEATURES		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
L N	OB/XF CODE																
1	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	3,600	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

TOTAL OB/XF 6,200

LAND DESCRIPTION		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
L N	USE CODE	CLS																					
1	0100	C	SFR		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		158,766
TOTAL MARKET OB/XF VALUE		6,200
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		187,466
SOH/AGL Deduction		8,809
ASSESSED VALUE		178,657
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,246
TOTAL JUST VALUE		187,466
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						

BUILDING NOTES	

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