

ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 75
Exterior Wall	05	AVERAGE 25
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,527	118.7629	133.01	203,106	1988	2015	0	0	10.63	89.37

1 SINGLE FAM 0% - 2021 Heated Area: 1215 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		181,516
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		64,428
TOTAL MARKET VALUE		247,144
SOH/AGL Deduction		12,719
ASSESSED VALUE		234,425
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		234,425
TOTAL JUST VALUE		247,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,895

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100		875	104,012
FOP	200	30		60	7,133
FSP	125	40		50	5,944
FUS	340	100		340	40,416
UOP	1,008	20		202	24,012
TOTALS	2,548			1,527	181,516

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40200	ELECTRICAL	0	07/23/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/2695	12/03/2020	WD	U	I	11	100

GRANTOR: KIDS BE KIDS LEARNING
GRANTEE: COSSIO VANESSA

1412/2123	6/02/2020	WD	Q	I	01	205,000
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GRANTOR: TJRL INVESTMENTS LLC
GRANTEE: KIDS BE KIDS LEARNI

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	0190	FPLC PF	0	0	0	0	1.00	1,200.00	100	0	0	3	100	1,200	

EXTRA FEATURES		BLD DATE	LGL DATE	MLU
479 SW MANNING PL, LAKE CITY			05/06/2026	

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP=[ORIG=0,0] E21 S48 W21 N48 \$	
BAS=[ORIG=-25,5] S35 E25 N35 W25 \$	
FUS=[ORIG=54,2] W20 S17 E20 N17 \$	
FOP=[ORIG=-25,40] S8 E25 N8 W25 \$	
FSP=[ORIG=0,0] W25 S5 E25 N5 \$.	

LAND DESCRIPTION		TOTAL OB/XF 1,200																						
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	0			0.00	0.00	8.26	AC		1.00	1.00	0.65	12,000.00	7,800.00	64,428							