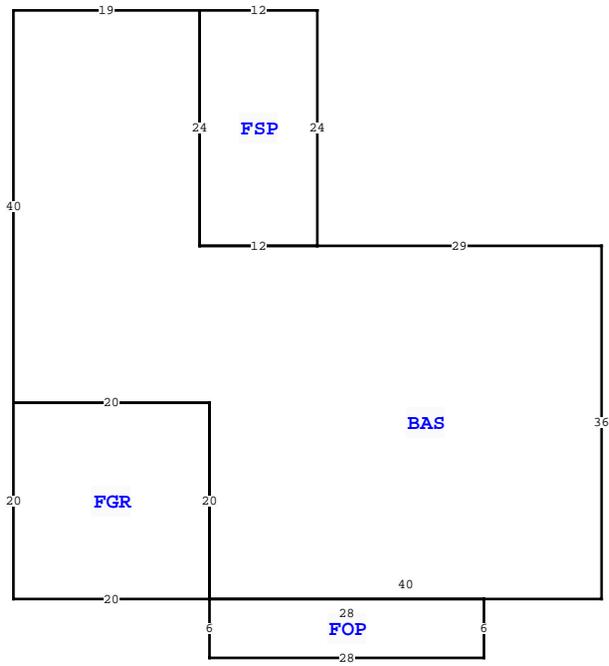


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,216	100	
FGR	400	55	
FOP	168	30	
FSP	288	40	
TOTALS	3,072		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018								
Heated Area: 2216						HX Base Yr 2018					



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		261,887
TOTAL MARKET OB/XF VALUE		33,139
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		320,026
SOH/AGL Deduction		117,089
ASSESSED VALUE		202,937
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		151,526
TOTAL JUST VALUE		320,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39845	POOL	0	05/29/2020
27218	SFR	697	07/30/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/1175	1/20/2017	WD Q	Q	I	01	186,000
GRANTOR: RANDY & KRISTEN DAUZA						
GRANTEE: CHRISTOPHER L & CAN						
1162/2632	11/25/2008	WD Q	Q	I		186,700
GRANTOR: MARONDA HOMES INC						
GRANTEE: RANDY & KRISTEN DAU						

EXTRA FEATURES																
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	UT	3.00	3.00	100	2008	2008	3	100	3,540	
2	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	3,100	
3	0280	POOL R/CON	0	100	13	32	UT	70.00	70.00	100	2020	2020	3	91	26,499	

254 SW TIMBER RIDGE DR, LAKE CITY

BLD DATE		LGL DATE	
04/14/2026	MLU		

BUILDING NOTES	
BUILDING DIMENSIONS	

BAS= W29 FSP= N24 W12 S24 E12\$ W12 N24 W19 S40 FGR= S20 E20 N20 W20\$ E20 S20 FOP= S6 E28 N6 W28\$ E40 N36\$.

LAND DESCRIPTION															TOTAL OB/XF									
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							