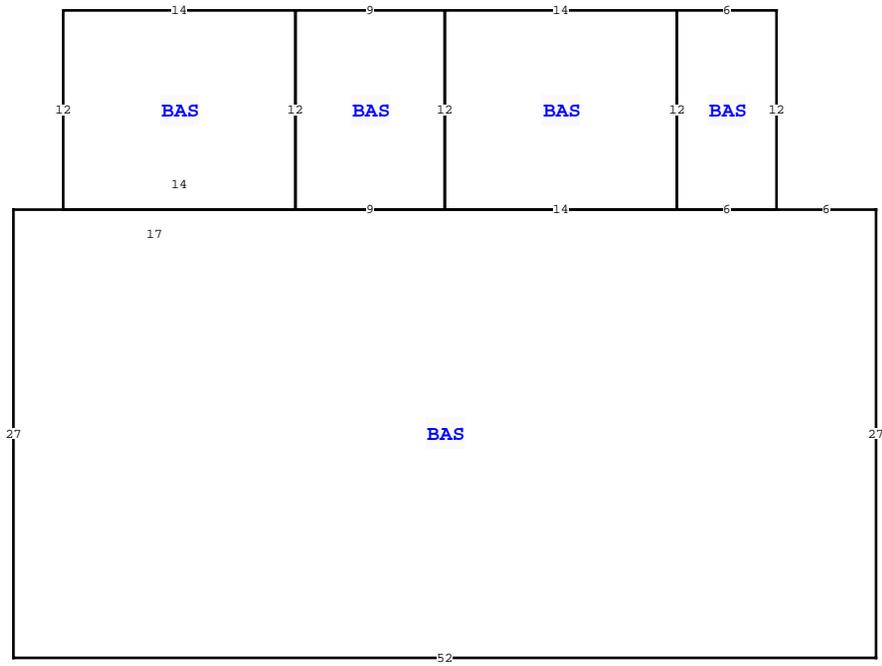


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPK 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architctual	01	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			
2	MANUF	2	100%	- 2022	Heated Area: 1920				HX Base Yr 2022					



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		180,044
TOTAL MARKET OB/XF VALUE		13,500
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		215,544
SOH/AGL Deduction		40,777
ASSESSED VALUE		174,767
TOTAL EXEMPTION VALUE	HX HB VX VP	68,247
BASE TAXABLE VALUE		106,520
TOTAL JUST VALUE		215,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,381

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	6,751
BAS	108	100		108	10,128
BAS	168	100		168	15,754
BAS	168	100		168	15,754
BAS	1,404	100		1,404	131,657
TOTALS	1,920			1,920	180,044

242 SW TWIG CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025
INC DATE		AG DATE	MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15063	M H	125	02/10/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1439/1699	6/04/2021	WD Q	Q	I	01	196,500
GRANTOR: SELLERS MARY ANN FRAZ						
GRANTEE: JUDY PAUL WALTER						
1002/2921	12/17/2003	QC Q	Q	I	01	100
GRANTOR: MARY ANN FRAZIER						
GRANTEE: MARY ANN FRAZIER &						

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	2,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
6	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
8	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W6 W6 W14 W9 W17 S27 E52 N27 \$	
BAS=[ORIG=-12,0] N12 W14 S12 E14 \$	
BAS=[ORIG=-35,0] N12 W14 S12 E14 \$	
BAS=[ORIG=-26,0] N12 W9 S12 E9 \$	
BAS=[ORIG=-6,0] N12 W6 S12 E6 \$	

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	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							