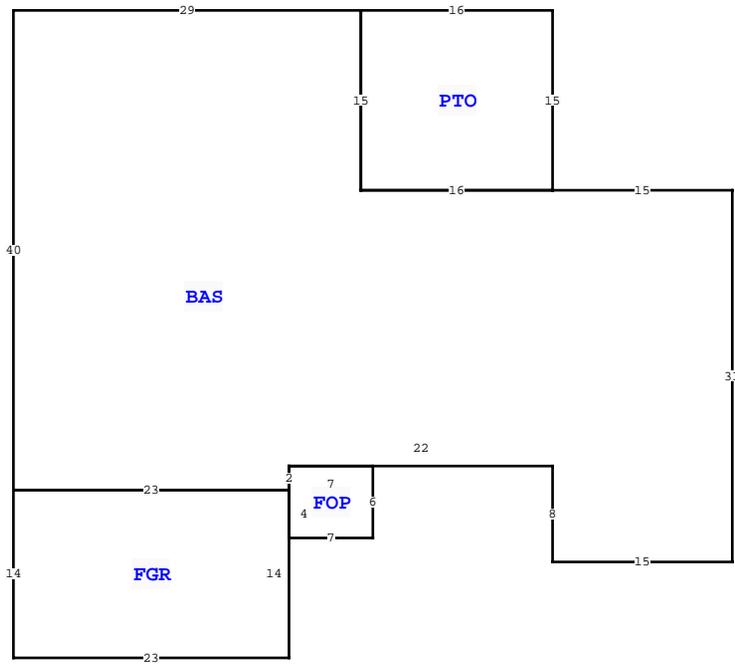


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	60
Exterior Wall	31	VINYL SID	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.050	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,981	100	
FGR	322	55	
FOP	42	30	
PTO	240	5	
TOTALS	2,585		

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%	2009								
Heated Area: 1981						HX Base Yr 2009					



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		180,788
TOTAL MARKET OB/XF VALUE		25,239
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		241,027
SOH/AGL Deduction		83,634
ASSESSED VALUE		157,393
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		105,982
TOTAL JUST VALUE		241,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12494	POOL	80	05/07/1997
10675	SFR	295	01/24/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1157/0255	8/22/2008	WD Q	Q	I		191,000
GRANTOR: RUSSELL C & CYNTHIA M						
GRANTEE: BRYAN K & STACI ODO						
0991/2280	8/04/2003	WD Q	Q	I		141,000
GRANTOR: SUSAN CHILD (FKA SUSA)						
GRANTEE: RUSSELL C & CYNTHIA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	100	0	0	0	1.50	1.50	100	1996
2	0280	POOL R/CON	0	100	32	16	0	70.00	70.00	100	1997
3	0166	CONC, PAVMT	0	100	0	0	0	1.50	1.50	100	1997
4	0210	GARAGE U	0	100	0	0	0	0.00	0.00	100	1997
5	0251	LEAN TO W/	0	100	7	28	0	3.00	3.00	100	1996
6	0169	FENCE/WOOD	0	100	0	0	0	13.50	13.50	50	2009
7	0296	SHED METAL	0	100	0	0	0	0.00	0.00	100	2019

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
365 SW GUTHRIE TER, LAKE CITY											
BLD DATE: 04/03/2025 MLU											
LGL DATE: 04/03/2025 MLU											
LAND DATE: 04/03/2025 MLU											
AG DATE: 04/03/2025 MLU											
INC DATE: 04/03/2025 MLU											
TOTAL OB/XF VALUE: 25,239											

BUILDING NOTES						
BAS= W15 PTO= N15 W16 S15 E16\$ W16 N15 W29 S40 FGR= S14E23 N14 W23\$ E23 FOP= S4 E7 N6 W7 S2\$ N2 E22 S8 E15 N31\$.						

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							