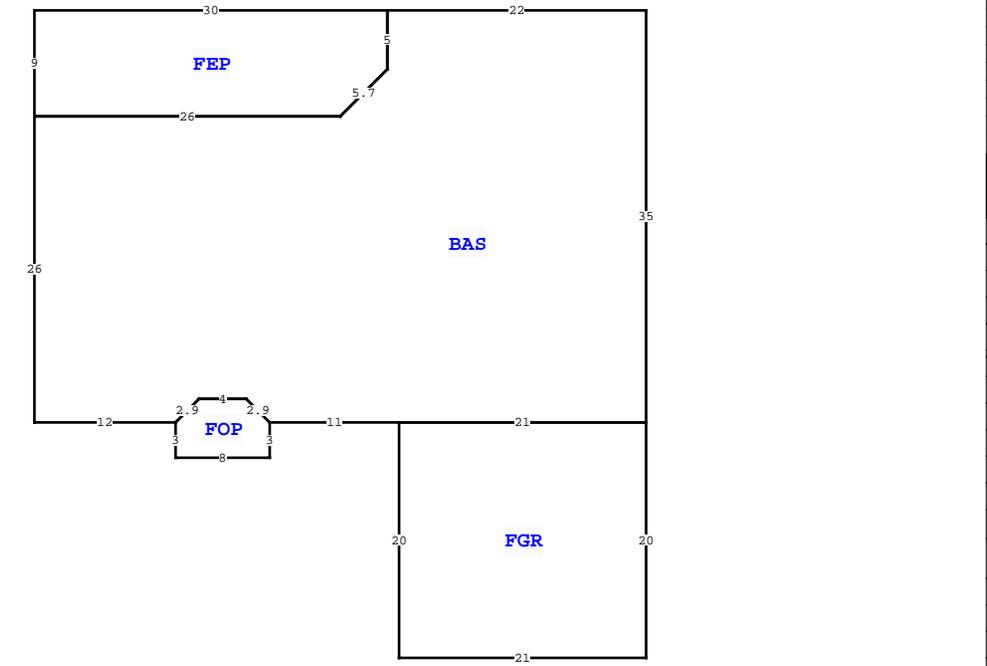


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
1	SINGLE FAM	100%	2024								
					Heated Area: 1546						
						HX Base Yr 2024					



QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC		
05 05	0100		SINGLE FAMILY		
			11416.050 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,546	100		1,546	133,718
FEP	262	80		210	18,164
FGR	420	55		231	19,980
FOP	36	30		11	951
TOTALS	2,264			1,998	172,813

114 SW NIFTY WAY, LAKE CITY

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

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	954.00	UT	1.50	1.50	100	1996	1996	3	100	1,431	
2	0294	SHED WOOD/	0	100	12	14	168.00	UT	7.50	7.50	100	1996	1996	3	100	1,260	
3	0166	CONC, PAVMT	0	100	12	54	648.00	UT	2.00	2.00	100	1996	1996	3	100	1,296	
4	0080	DECKING	0	100	0	0	300.00	UT	7.50	7.50	50	2009	2009	3	50	1,125	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

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							

VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		172,813
TOTAL MARKET OB/XF VALUE		10,812
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		218,625
SOH/AGL Deduction		0
ASSESSED VALUE		218,625
TOTAL EXEMPTION VALUE	HX HB 13	218,625
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		218,625
NCON VALUE		5,700
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,637

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051068	Generator	0	10/14/2024
10776	SFR	250	02/20/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/68	9/29/2023	WD	Q	I	01	279,000
GRANTOR: HUNT DARRELL W						
GRANTEE: CHARLES ROBERT EARL						
1353/2498	2/19/2018	LE	U	I	14	100
GRANTOR: JOYCE D & ROBERT E LO						
GRANTEE: DARRELL W & LARRY D						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W22 FEP= W30 S9 E26 R4 U4 N5\$ S5 D4 L4 W26 S26 E12 FOP= S3 E8 N3 U2 L2 W4 L2 D2 \$ U2 R2 E4 R2 D2 E11 FGR= S20 E21 N20 W21\$ E21 N35\$.