

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	60
Interior Floor	14	CARPET	40
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	04	04	100
Kitchen Adjus	02	02	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	1,860	100	
FEP	238	80	
FGR	462	55	
FOP	36	30	
TOTALS	2,596		

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%	- 2022	151.99	351,857	1996	1996	0	0	29.00	71.00

Heated Area: 1860 HX Base Yr 2022

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		249,818
TOTAL MARKET OB/XF VALUE		21,851
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		306,669
SOH/AGL Deduction		39,294
ASSESSED VALUE		267,375
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		210,964
TOTAL JUST VALUE		306,669
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		305,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042992	Roof Replacement	18,050	10/20/2021
15032	POOL	100	02/03/1999
11262	SFR	265	06/11/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1448/1908	9/29/2021	WD Q	Q	I	01	300,000
GRANTOR: FAIR RICKY E						
GRANTEE: DUNNE DAVID						
0831/0426	11/22/1996	WD U	I	I	32	104,900
GRANTOR: PETER GIEBEIG						
GRANTEE: RICKY & LEANNE FAIR						

EXTRA FEATURES		181 SW HUNTINGTON GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0280	POOL R/CON	0 100
3	0166	CONC, PAVMT	0 100
4	0169	FENCE/WOOD	0 100
5	0296	SHED METAL	0 100
6	0261	PRCH, UOP	0 100
7	0166	CONC, PAVMT	0 100

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	1,520.00	UT	1.50	1.50	100	1996	1996	3	100	2,280	
2	0280	POOL R/CON	0 100	16	32	512.00	UT	70.00	70.00	100	1999	1999	3	40	14,336	
3	0166	CONC, PAVMT	0 100	0	0	626.00	UT	1.50	1.50	100	1999	1999	3	100	939	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	1,800	
5	0296	SHED METAL	0 100	10	12	120.00	UT	5.00	5.00	100	1996	1996	3	100	600	
6	0261	PRCH, UOP	0 100	12	12	144.00	UT	7.50	7.50	100	1996	1996	3	100	1,080	
7	0166	CONC, PAVMT	0 100	12	34	408.00	UT	2.00	2.00	100	1996	1996	3	100	816	
TOTAL OB/XF 21,851																

BUILDING NOTES	
BAS= W14 FEP= N14 W17 S14 E17\$ W38 S36 E12 FOP= S3 E8 N3 U2 L2 W4 L2 D2 \$ U2 R2 E4 R2 D2 E11 FGR= S22 E21 N22 W21\$ E21 N36\$.	

LAND DESCRIPTION		TOTAL OB/XF 21,851																						
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							