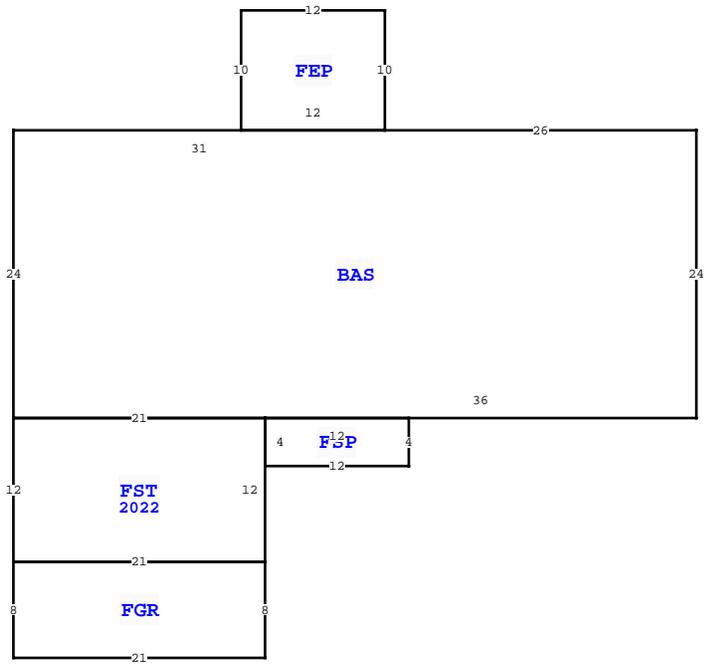


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	60
Exterior Wall	31	VINYL SID	40
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	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/	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,714	119.5000	133.84	229,402	2000	2010	0	0	16.50	83.50
1 SINGLE FAM			100% - 2026	Heated Area: 1368		HX Base Yr 2026					



VALUATION BY		STANDARD
VALUATION SUMMARY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		191,551
TOTAL MARKET OB/XF VALUE		9,535
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		236,086
SOH/AGL Deduction		0
ASSESSED VALUE		236,086
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		184,675
TOTAL JUST VALUE		236,086
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,609

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	152,883
FEP	120	80		96	10,729
FGR	168	55		92	10,281
FSP	48	40		19	2,123
FST	252	55	2022	139	15,534
TOTALS	1,956			1,714	191,551

284 SW WOODVIEW WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16324	SFR	235	11/23/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/906	10/11/2024	WD	Q	I	01	300,000
GRANTOR: SMITH MELANIE G						
GRANTEE: CADY PHILIP						
1458/1801	2/04/2022	WD	Q	I	01	240,000
GRANTOR: KARNBACH LOUIS R						
GRANTEE: SMITH SHAWN P						

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	1,071.00	UT	1.50	1.50	100	2000	2000	3	100	1,607	
2	0296	SHED METAL	0	100	10	16	160.00	UT	11.00	11.00	100	2009	2009	3	100	1,760	
3	0296	SHED METAL	0	100	12	24	288.00	UT	11.00	11.00	100	2009	2009	3	100	3,168	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2014	2014	3	100	1,000	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	
6	0081	DECKING WI	0	100	0	0	1.00	UT	500.00	500.00	100	2022	2019		100	500	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W26 W31 S24 E21 E36 N24 \$	
FST=[YR=2022;ORIG=-57,24] E21 S12 W21 N12 \$	
FGR=[ORIG=-57,36] S8 E21 N8 W21 \$	
FEP=[ORIG=-26,0] N10 W12 S10 E12 \$	
FSP=[ORIG=-36,24] S4 E12 N4 W12 \$	

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000									