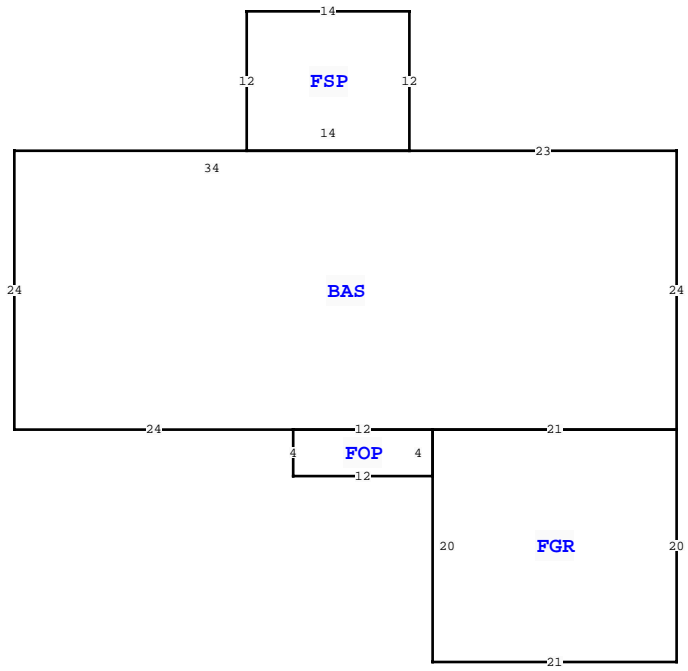


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,680	122.8920	137.64	231,235	2000	2000	0	0	26.88	73.12
1 SINGLE FAM 100% - 2001 Heated Area: 1368 HX Base Yr 2001											



VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		169,079
TOTAL MARKET OB/XF VALUE		2,239
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		206,318
SOH/AGL Deduction		84,029
ASSESSED VALUE		122,289
TOTAL EXEMPTION VALUE		56,411
BASE TAXABLE VALUE		65,878
TOTAL JUST VALUE		206,318
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16705	SFR	235	03/07/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/2735	10/31/2023	WD	U	I	11	100
GRANTOR: GORSKI DONALD S						
GRANTEE: GORSKI DONALD S LIV						
0908/1511	8/14/2000	WD	Q	I		87,900
GRANTOR: P GIEBEIG						
GRANTEE: DONALD & ELAINE GOR						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100		1,368	137,679
FGR	420	55		231	23,249
FOP	48	30		14	1,409
FSP	168	40		67	6,743
TOTALS	2,004			1,680	169,079

278 SW COURTESY WAY, LAKE CITY

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

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	826.00	UT	1.50	1.50	100	2000	2000	3	100	1,239	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	2000	2000	3	100	400	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W23 FSP= N12 W14 S12 E14\$ W34 S24 E24 FOP= S4 E12 N4 W12\$ E12 FGR= S20 E21 N20 W21\$ E21 N24\$.

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