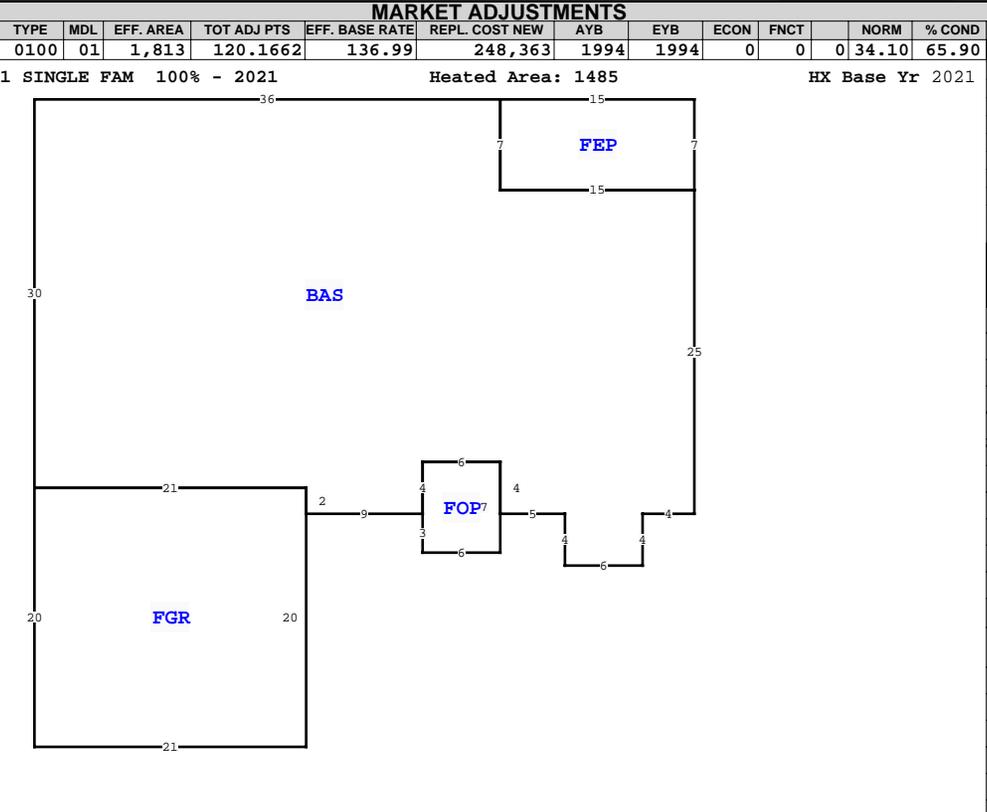


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	11416.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100		1,485	134,060
FEP	105	80		84	7,583
FGR	420	55		231	20,854
FOP	42	30		13	1,174
TOTALS	2,052			1,813	163,671

199 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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	954.00	UT	1.50	1.50	100	0	0	3	100	1,431	
3	0294	SHED WOOD/	0	100	10	160.00	UT	7.50	7.50	100	1994	1994	3	100	1,200	
4	0294	SHED WOOD/	0	100	0	1.00	UT	1,200.00	1,200.00	75	2014	2014	3	75	900	

TOTAL OB/XF															
5,531															

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

REVIEW DATE																							
11/08/2023																							
BY																							
JB																							
Total Acres:																							
0.55																							
Total Land Value:																							
35,000																							
Market:																							
0																							
Agricultural:																							
0																							
Common:																							
35,000																							

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		163,671
TOTAL MARKET OB/XF VALUE		5,531
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		204,202
SOH/AGL Deduction		130,330
ASSESSED VALUE		73,872
TOTAL EXEMPTION VALUE	HX HB	48,872
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		204,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054148	Roof Replacement	18,446	09/25/2025
7780	SFR	43,000	11/09/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/2165	9/17/2020	WD Q	Q	I	01	160,000
GRANTOR: ESTER GRUTA						
GRANTEE: LUIS EDUARDO & OLGA						
0952/2754	5/07/2002	WD Q	Q	I		95,000
GRANTOR: TIMOTHY & MARIE ELLIS						
GRANTEE: RUBEN & ESTER GRUTA						

BUILDING NOTES															

BUILDING DIMENSIONS
BAS= W36 S30 FGR= S20 E21 N20 W21\$ E21 S2 E9 FOP= S3 E6N7 W6 S4\$ N4 E6 S4 E5 S4 E6 N4E4 N25 FEP= N7 W15 S7 E15\$ W15 N7\$.