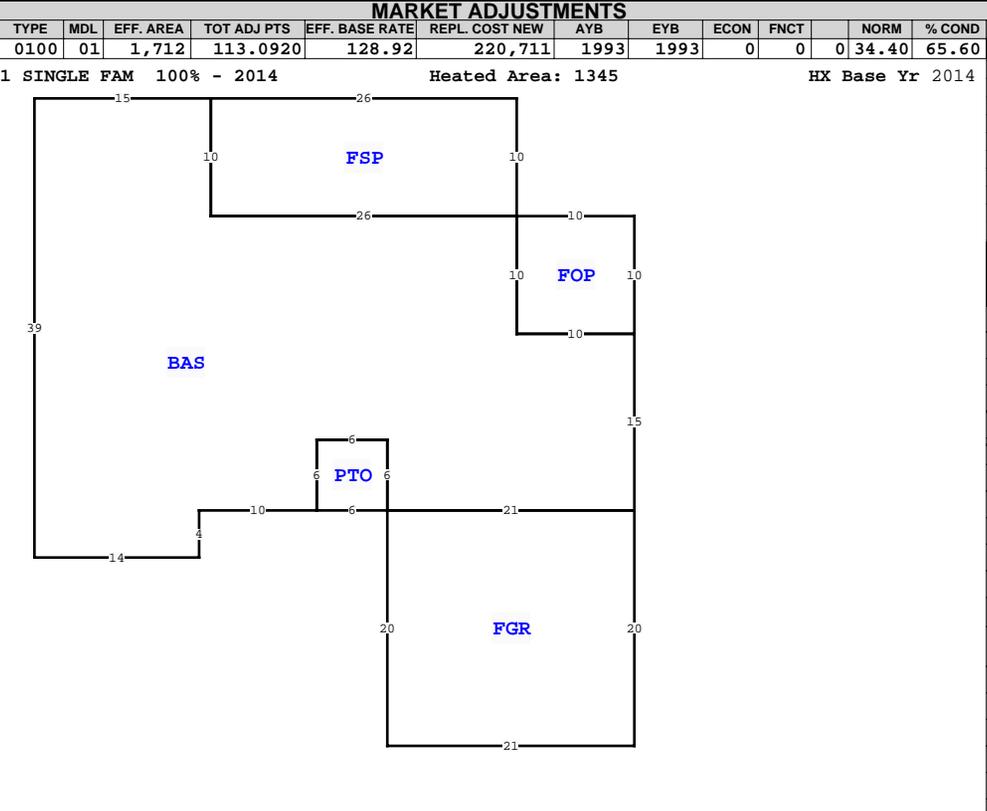


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms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



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,345	100		1,345	113,748
FGR	420	55		231	19,536
FOP	100	30		30	2,537
FSP	260	40		104	8,796
PTO	36	5		2	169
<b>TOTALS</b>	<b>2,161</b>			<b>1,712</b>	<b>144,786</b>

MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	11416.040	1.00/

321 SW EMERALD ST, LAKE CITY	BLD DATE	LGL DATE	04/14/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	994.00	UT	1.40	1.40	100	0	0	3	100	1,392	
2	0120	CLFENCE	4	0	100	380.00	UT	4.50	4.50	100	1993	1993	3	100	1,710	

TOTAL OB/XF															
3,102															

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							

REVIEW DATE	11/09/2023	BY	JB	Total Acres:	0.51	Total Land Value:	35,000	Market:	0	Agricultural:	0	Common:	35,000
-------------	------------	----	----	--------------	------	-------------------	--------	---------	---	---------------	---	---------	--------

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		144,786
TOTAL MARKET OB/XF VALUE		3,102
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		182,888
SOH/AGL Deduction		67,099
ASSESSED VALUE		115,789
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,378
TOTAL JUST VALUE		182,888
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6736	SFR	33,000	01/07/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1441/2557	7/02/2021	WD	U	I	30	66,000
GRANTOR: PATEL KANZILKUMAR NAR						
GRANTEE: PATEL KANZILKUMAR N						
1261/1012	9/12/2013	WD	Q	I	01	113,000
GRANTOR: NORMAN HEIMS TRUSTEE						
GRANTEE: KANZILKUMAR N PATEL						

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
BAS= W26 N10 W15 S39 E14 N4 E10 PTO= E6 N6 W6 S6\$ N6 E6 S6	
FGR= S20 E21 N20 W21\$ E21N15 FOP= N10 W10 S10 E10 \$ W10 N10\$	
FSP= N10 W26 S10 E26\$.	