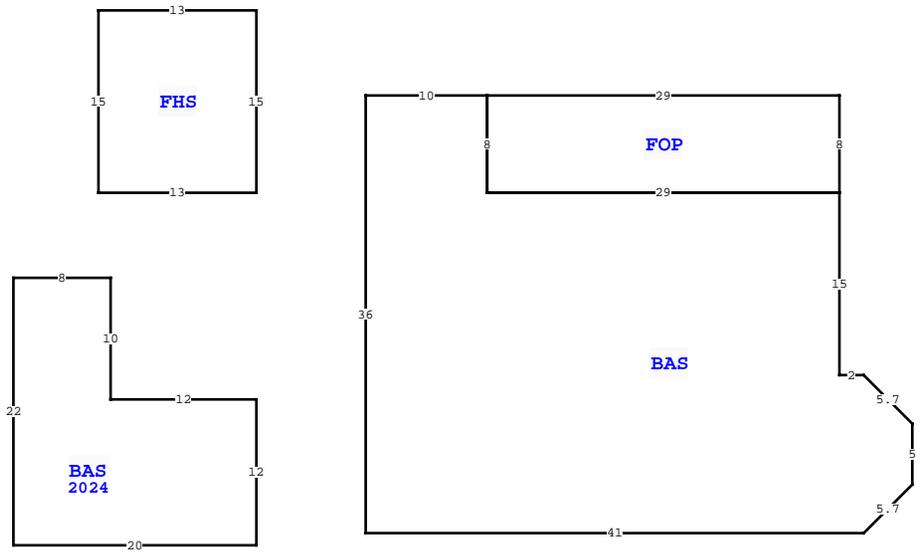


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	13	LAM/VNLPLK	70		
Interior Floo	15	HARDTILE	30		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		1.5	100		
Frame	02	WOOD FRAME	100		
Stories	1.5	1.5	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	11517.020	1.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,234	100		1,234	165,824
BAS	320	100	2024	320	43,001
FHS	195	60		117	15,722
FOP	232	30		70	9,407
TOTALS	1,981			1,741	233,954

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,741	130.9770	149.31	259,949	2004	2015	0	0	10.00	90.00
2 SINGLE FAM 0% - 2024 Heated Area: 1749 HX Base Yr											



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	STANDARD
BUILDING MARKET VALUE		233,954
TOTAL MARKET OB/XF VALUE		52,148
TOTAL LAND VALUE - MARKET		65,780
TOTAL MARKET VALUE		351,882
SOH/AGL Deduction		0
ASSESSED VALUE		351,882
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		351,882
TOTAL JUST VALUE		351,882
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		335,150

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041354	Roof Replacement	5,500	02/19/2021
21859	SFR	421	05/12/2004
17781	GARAGE	55	12/28/2000
14121	STORAGE	30	06/12/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/1152	10/18/2023	WD	Q	I	01	415,000
GRANTOR: CORMIER DENISE						
GRANTEE: WOOLSLAYER MAX LAUR						
1400/2124	12/06/2019	WD	Q	I	01	225,000
GRANTOR: RUTH I HAMEL & ALFRED						
GRANTEE: DENISE CORMIER & DA						

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	0200	GARAGE F	0	0	0	0	1,056.00	UT	24.00	24.00	100	2001	2001	3	100	25,344	
2	0264	PRCH, FSP	0	0	16	16	256.00	UT	20.00	20.00	100	2012	2012	3	100	5,120	
3	0060	CARPORT F	0	0	0	0	440.00	UT	5.50	5.50	100	2018	2018	3	100	2,420	
4	0294	SHED WOOD/	0	0	8	6	1.00	UT	800.00	800.00	100	2024	2023		100	800	
5	0294	SHED WOOD/	0	0	28	24	672.00	UT	12.00	12.00	100	2024	2023		100	8,064	
6	0200	GARAGE F	0	0	26	20	520.00	UT	20.00	20.00	100	2024	2023		100	10,400	

TOTAL OB/XF												52,148					
206 SE PITTMAN CT, LAKE CITY																	
BLD DATE			LGL DATE			05/06/2026			MLU								
XF DATE			LAND DATE														
INC DATE			AG DATE														

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=0,0] W10 S36 E41 U4R4 N5 U4L4 W2 N15 W29 N8 \$											
FOP=[ORIG=29,8] N8 W29 S8 E29 \$											
FHS=[ORIG=-19,8] W13 N15 E13 S15 \$											
BAS=[YR=2024;ORIG=-19,25] W12 N10 W8 S22 E20 N12 \$											

LAND DESCRIPTION												TOTAL OB/XF												52,148					
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	0		A-1	0.00	0.00	5.06	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,780												