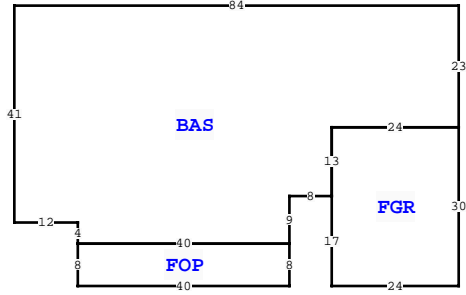
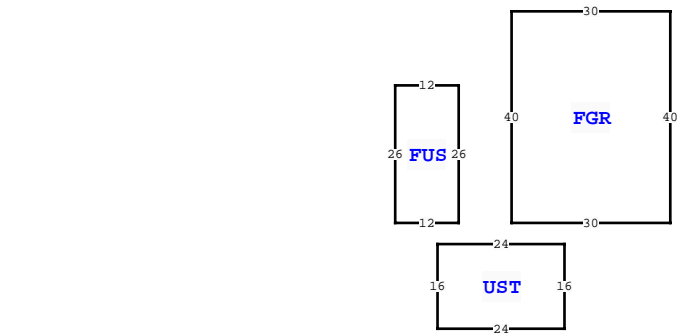


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	07	07
DOR CODE	0100	SINGLE FAMILY

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	4,769	115.4494	129.30	616,632	2006	2006	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2011 Heated Area: 3444 HX Base Yr 2011													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,132	100		3,132	328,024
FGR	720	55		396	41,474
FGR	1,200	55		660	69,124
FOP	320	30		96	10,055
FUS	312	100		312	32,677
UST	384	45		173	18,119
<b>TOTALS</b>	<b>6,068</b>			<b>4,769</b>	<b>499,472</b>

597 NW INDIAN SPRINGS DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
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	2.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	4,000	
2	0166	CONC, PAVMT	0	100	0	916.00	UT	3.00	3.00	100	2006	2006	3	100	2,748	

TOTAL OB/XF 6,748

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		499,472
TOTAL MARKET OB/XF VALUE		6,748
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		566,220
SOH/AGL Deduction		204,693
ASSESSED VALUE		361,527
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		310,116
TOTAL JUST VALUE		566,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		567,386

SALE:1:1: SALE NOT IN LINE-TOO LOW FOR AREA  
SALE:2:1: SPECIAL WARRANTY DEED-ALREADY WAS IN NAM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055131	Roof Replacement	27,801	02/27/2026
29226	GARAGE	241	03/02/2011
24536	SFR	811	05/19/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0922/0749	3/09/2001	WD Q	Q	V		36,500
GRANTOR: WALTER & MARIA ROGERS						
GRANTEE: RICHARD & PATRICIA						
0827/2245	9/06/1996	WD U	V	09		20,000
GRANTOR: FREDERICK W & BARBARA						
GRANTEE: WALTER & MARIA ROGE						

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
 BAS=[ORIG=0,0] W84 S41 E12 S4 E40 N9 E8 N13 E24 N23 \$  
 FGR=[ORIG=40,-30] N40 W30 S40 E30 \$  
 FGR=[ORIG=-24,36] S17 E24 N30 W24 S13 \$  
 UST=[ORIG=20,-10] N16 W24 S16 E24 \$  
 FOP=[ORIG=-72,45] S8 E40 N8 W40 \$  
 FUS=[ORIG=0,-30] N26 W12 S26 E12 \$