

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	01	NONE 100
Stories	1.1	1.100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,687	116.5164	130.50	481,154	1994	1994	0	0	31.00	69.00

1 SINGLE FAM 0% - 2026 Heated Area: 3091 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		331,996
TOTAL MARKET OB/XF VALUE		5,938
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		397,934
SOH/AGL Deduction		0
ASSESSED VALUE		397,934
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		397,934
TOTAL JUST VALUE		397,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,746

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,091	100		3,091	278,329
FGR	594	55		327	29,445
FOP	20	30		6	540
FOP	260	30		78	7,024
FSP	360	40		144	12,966
FST	30	55		16	1,441
FST	45	55		25	2,251
<b>TOTALS</b>	<b>4,400</b>			<b>3,687</b>	<b>331,996</b>

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7731	SFR	93,000	10/27/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/228	12/05/2023	WD	Q	I	01	405,000

GRANTOR: LOWRY MARIE  
GRANTEE: MCHINNIS KEVIN K  
0773/0599 4/05/1993 WD Q V 24,000  
GRANTOR: EVERETT ROGERS  
GRANTEE: CARL J LOWRY

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	0	0	1,384.00	UT	1.40	1.40	100	0	0	3	100	1,938	
2	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0169	FENCE/WOOD	0	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	

EXTRA FEATURES		656 NW DOGWOOD TER, LAKE CITY	
BLD DATE		LGL DATE	04/22/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W25 FST= W5 S6 E5 N6S6W10 FSP= N15 W24 S15 E24S W24 FOP= N4 W17 S4 W20 S8 E24N8 E13S W13 S8 W15 FST= W9 S5E9 N5S S5 FGR= W9 S31 E24 N21W15 N10S S10 E15 S12 E38 FOP= E10 N2 W10 S2S N2 E10 S11 E24 N50S.	

LAND DESCRIPTION		TOTAL OB/XF 5,938																						
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							