

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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
1	SINGLE FAM	0%	- 2026								

Heated Area: 920 HX Base Yr

Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	12416.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100	2026	920	112,084
FOP	184	30	2026	55	6,701
HGR	1,800	45	2026	810	98,682
TOTALS	2,904			1,785	217,467

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		217,467
TOTAL MARKET OB/XF VALUE		4,050
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		256,517
SOH/AGL Deduction		0
ASSESSED VALUE		256,517
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		256,517
TOTAL JUST VALUE		256,517
NCON VALUE		221,517
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		35,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051310	New Residential C	318,200	10/30/2024
000050253	Right-of-Way Acce		07/01/2024

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1460/830	2/22/2022	WD	Q	V	01	31,000

GRANTOR: PALMER ADAM D
GRANTEE: DECKER DANIEL B
1057/1426 8/30/2005 WD U V 09 100,000
GRANTOR: SESSIONS
GRANTEE: ADAM D & JILL PALME

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	30	45		1,350.00	UT	3.00				3.00	4,050	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

1879 SW SISTERS WELCOME RD, LAKE CITY

BUILDING NOTES

BUILDING DIMENSIONS
HGR=[YR=2026;ORIG=41,10] E45 S40 W45 N40 \$
BAS=[YR=2026;ORIG=86,10] E23 S40 W23 N40 \$
FOP=[YR=2026;ORIG=86,50] E23 S8 W23 N8 \$

LAND DESCRIPTION		TOTAL OB/XF																						
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		RMF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							