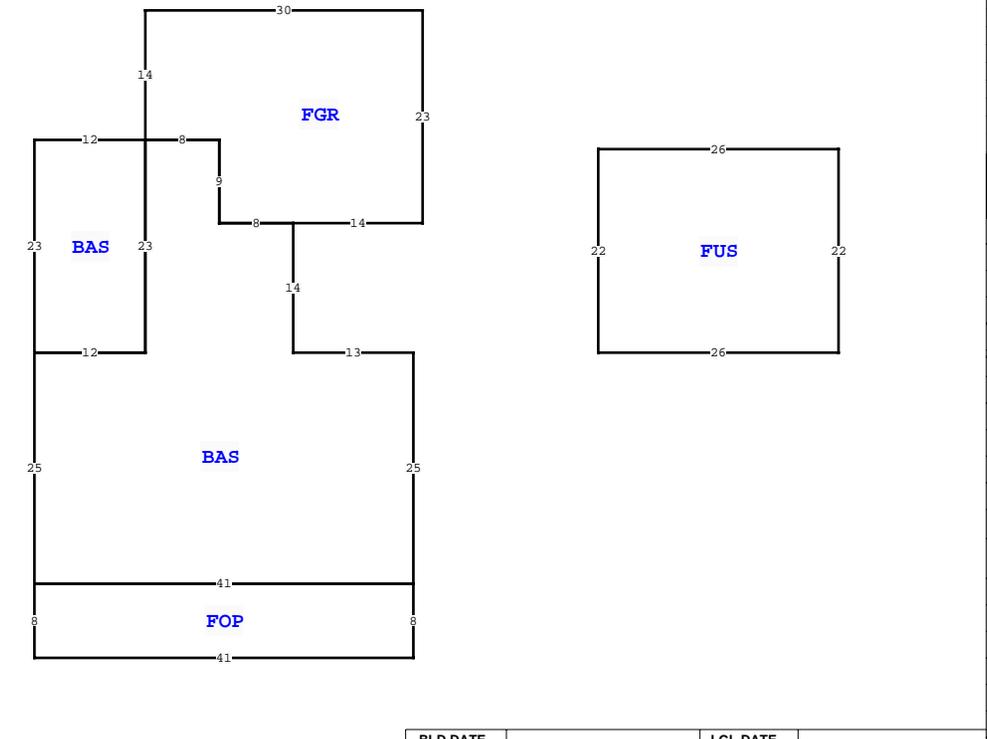


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,607	107.7754	122.86	320,296	1987	1987	0	0	35.00	65.00		
1 SINGLE FAM 100% - 2024 Heated Area: 2169 HX Base Yr 2024													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	276	100		276	22,041
BAS	1,321	100		1,321	105,494
FGR	618	55		340	27,152
FOP	328	30		98	7,826
FUS	572	100		572	45,679
<b>TOTALS</b>	<b>3,115</b>			<b>2,607</b>	<b>208,192</b>

198 SW CONFEDERATE GLN, LAKE CITY

BLD DATE	LGL DATE
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	0	1.00	UT	0.00	0.00	100	0	0	3	100	4,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	12	14	168.00	UT	2.50	2.50	100	1993	1993	3	100	420	

TOTAL OB/XF 6,420

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	16.41	AC		1.00	1.00	0.75	14,000.00	10,500.00	172,305							

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		208,192
TOTAL MARKET OB/XF VALUE		6,420
TOTAL LAND VALUE - MARKET		172,305
TOTAL MARKET VALUE		386,917
SOH/AGL Deduction		125,460
ASSESSED VALUE		261,457
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		210,046
TOTAL JUST VALUE		386,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044847	Roof Replacement	17,000	06/30/2022
25585	MAINT/ALTR	175	03/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/952	2/22/2023	WD	Q	I	01	465,000
GRANTOR: FURCHES JOHN W						
GRANTEE: MORRIS FAMILY REVOC						
0783/1546	5/21/1992	WD	Q	V	01	16,418
GRANTOR: H MARSHALL DOUGLAS &						
GRANTEE: JOHN W FURCHES & SA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 N14 FGR= E14 N23 W30 S14 E8 S9 E8\$ W8 N9 W8 BAS= W12 S23 E12 N23\$ S23 W12S25 FOP= S8E41 N8 W41\$ E41 N25\$ PTR=E20 FUS= E26 N22 W26S22\$ W20\$.	