

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	01	MINIMUM	100
Interior Floor	03	CONC FINSH	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Bedrooms		N/A	100
Bathrooms		N/A	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0149	SFRES/HANGER	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	12416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,000	100	
TOTALS	2,000		51,571

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	AIR HANGAR	0%	- 2024																					
				Heated Area: 2000				HX Base Yr																
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/14/2026</td> <td>MLU</td> <td></td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/14/2026	MLU	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
			04/14/2026	MLU																				

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		346,932
TOTAL MARKET OB/XF VALUE		5,600
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		387,532
SOH/AGL Deduction		0
ASSESSED VALUE		387,532
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		387,532
TOTAL JUST VALUE		387,532
NCON VALUE		298,561
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,508

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049573	New Residential C	300,000	04/09/2024
38916	STORAGE	0	11/20/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/733	10/04/2023	WD	Q	I	01	150,000
GRANTOR: HART BRUCE A						
GRANTEE: KATHLEEN M ANDERSON						
1395/0192	9/20/2019	WD	Q	V	01	18,500
GRANTOR: NICOLAS & LUZ CRUZ						
GRANTEE: BRUCE A & SANDRA KA						

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	0166	CONC, PAVMT	0	0	0	800.00	UT	3.00	3.00	100	2024	2023		100	2,400	
2	0166	CONC, PAVMT	0	0	0	640.00	UT	5.00	5.00	100	2026	2025		100	3,200	

BUILDING NOTES												
<p>126 SW COLONIAL PL, LAKE CITY</p>												

BUILDING DIMENSIONS												
<p>BAS=[ORIG=-60,-18] E50 S40 W50 N40 \$</p>												

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	9401	C	HANGER/SFR	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000								

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
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
2	SINGLE FAM	0%	- 2026		295,361	2025	2025	0	0	0.00	100.00

Heated Area: 1572 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		346,932
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TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		387,532
SOH/AGL Deduction		0
ASSESSED VALUE		387,532
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TOTAL JUST VALUE		387,532
NCON VALUE		298,561
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		89,508

Quality		06	06		
DOR CODE	0149	SFRES/HANGER			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	12416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100	2026	1,572	210,475
FGR	648	55	2026	356	47,665
FOP	144	30	2026	43	5,757
FSP	588	40	2026	235	31,464
TOTALS	2,952			2,206	295,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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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

TOTAL OB/XF									
0									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2026;ORIG=60,17] W46 S33 E13 N2 E18 S8 E15 N39 \$									
FGR=[YR=2026;ORIG=60,17] E24 S27 W24 N27 \$									
FSP=[YR=2026;ORIG=14,5] E49 S12 W49 N12 \$									
POP=[YR=2026;ORIG=27,48] E18 S8 W18 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