



ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	
1	SINGLE FAM	100%	2017		128.59	167,553	2005	2005	0	0	25.00	75.00

Heated Area: 1120 HX Base Yr 2017

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		125,665
TOTAL MARKET OB/XF VALUE		2,256
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		150,421
SOH/AGL Deduction		52,547
ASSESSED VALUE		97,874
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		46,463
TOTAL JUST VALUE		150,421
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052706	Roof Replacement	13,500	03/26/2025
22929	SFR	390	03/21/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/1118	2/10/2016	WD Q	Q	I	01	85,000
GRANTOR: DAVID & NICOLE ALBRIT						
GRANTEE: MITCHELL E RIEGEL						
1037/0640	1/31/2005	WD Q	Q	V		10,000
GRANTOR: DARBY ROGERS						
GRANTEE: ALBRITTON						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	108,016
FGR	264	55		145	13,985
FOP	117	30		35	3,376
PTO	64	5		3	290
TOTALS	1,565			1,303	125,665

3103 SW SISTERS WELCOME RD, LAKE CITY

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			2.00	100	2005	2005	3	100	2,256	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 PTO= N8 W8 S8 E8\$ W18 FGR= W22 S12 E22 N12\$ S28 E7 FOP= S9 E13 N9 W13\$ E 33 N 28\$.	

LAND DESCRIPTION		TOTAL OB/XF														2,256								
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		00	273.00	80.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							