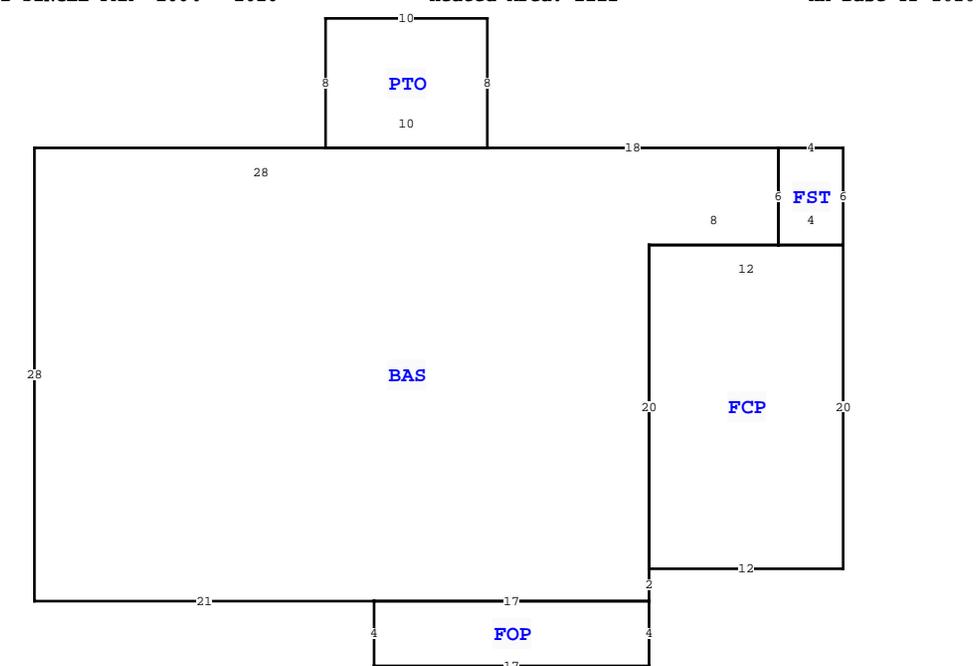




ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,209	118.5600	135.16	163,408	2003	2003	0	0	27.50	72.50



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,112	100		1,112	108,966
FCP	240	25		60	5,880
FOP	68	30		20	1,960
FST	24	55		13	1,274
PTO	80	5		4	392
TOTALS	1,524			1,209	118,471

2895 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	12	48			2.00	100	2003	2003	3	100	1,152	
2	0296	SHED METAL	0	100	0	0			0.00	100	2009	2009	3	100	600	

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

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							

TOTAL OB/XF	
1,752	

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		118,471
TOTAL MARKET OB/XF VALUE		1,752
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		142,723
SOH/AGL Deduction		40,288
ASSESSED VALUE		102,435
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		51,024
TOTAL JUST VALUE		142,723
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30352	MAINT/ALTR	25	08/07/2012
20502	SFR	219	03/12/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1402/1743	1/06/2020	WD	U	I	30	100

GRANTOR: FORCH RIZZO
GRANTEE: FORCH RIZZO & VINCE
1394/1896 8/26/2019 WD U I 30 100
GRANTOR: DIANA RIZZO
GRANTEE: FORCH RIZZO

BUILDING DIMENSIONS
BAS= W18 PTO= N8 W10 S8 E10\$ W28 S28 E21 FOP= S4 E17 N4 W17\$ E17 N2 FCP= E12 N20 W12 S20\$ N20 E8 FST= E4 N6 W4 S6\$ N6\$.