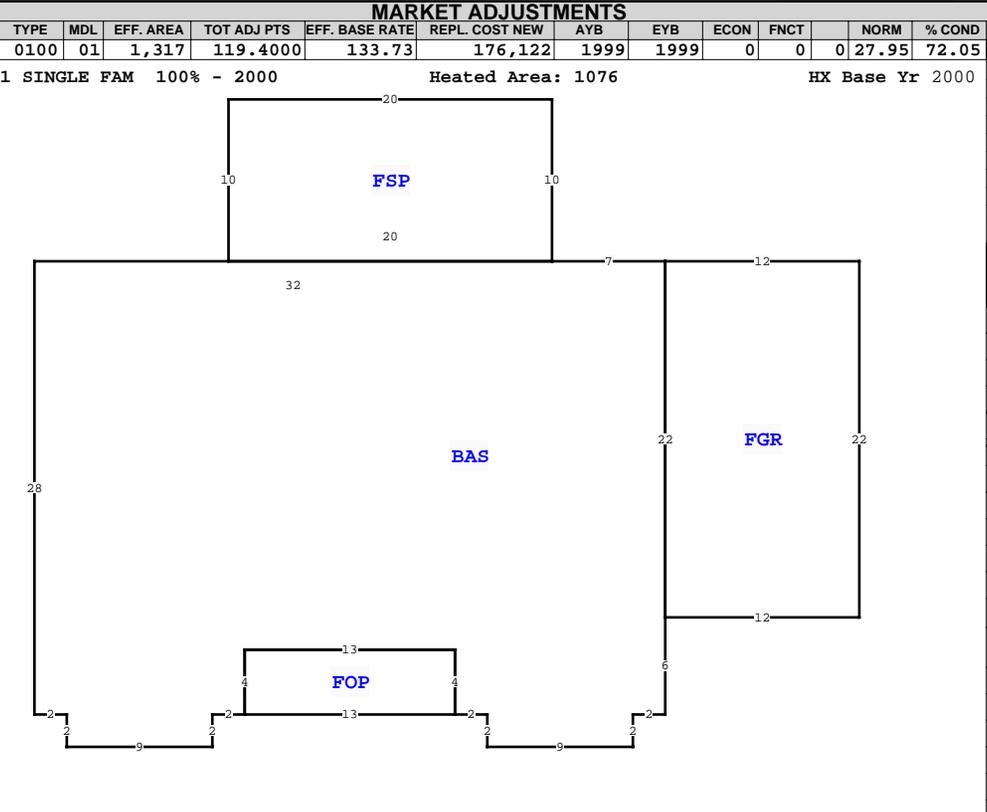


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,076	100		1,076	103,675
FGR	264	55		145	13,971
FOP	52	30		16	1,542
FSP	200	40		80	7,708
TOTALS	1,592			1,317	126,896

295 SE YANKEE TER, LAKE CITY

BLD DATE: LGL DATE: 05/08/2026 MLU
 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	UT	1.50	1.50	100	1999	1999	3	100	1,670	
2	0120	CLFENCE	4	0	100	0	UT	0.00	0.00	100	2005	2005	3	100	1,500	
3	0280	POOL R/CON	0	100	16	32	UT	70.00	70.00	100	2009	2009	3	61	21,862	

LAND DESCRIPTION		TOTAL OB/XF 25,032																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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				0.00	0.00	1.00	LT		1.00	1.00	1.20	22,000.00	26,400.00	26,400							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		126,896
TOTAL MARKET OB/XF VALUE		25,032
TOTAL LAND VALUE - MARKET		26,400
TOTAL MARKET VALUE		178,328
SOH/AGL Deduction		62,238
ASSESSED VALUE		116,090
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		64,679
TOTAL JUST VALUE		178,328
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37385	MAINT/ALTR	75	10/31/2018
27963	POOL	185	07/23/2009
14759	SFR	260	11/20/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0867/1405	10/14/1998	WD	U	V	08	6,500

GRANTOR: SUBRANDY LTD PARTNERS
GRANTEE: MELINDA WATSON

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W7 FSP= N10 W20 S10 E20\$ W32 S28 E2 S2 E9 N2 E2 FOP= E13 N4 W13 S4\$ N4 E13 S4 E2 S2 E9 N2 E2 N6 FGR= E12 N22 W12 S22\$ N22\$.	