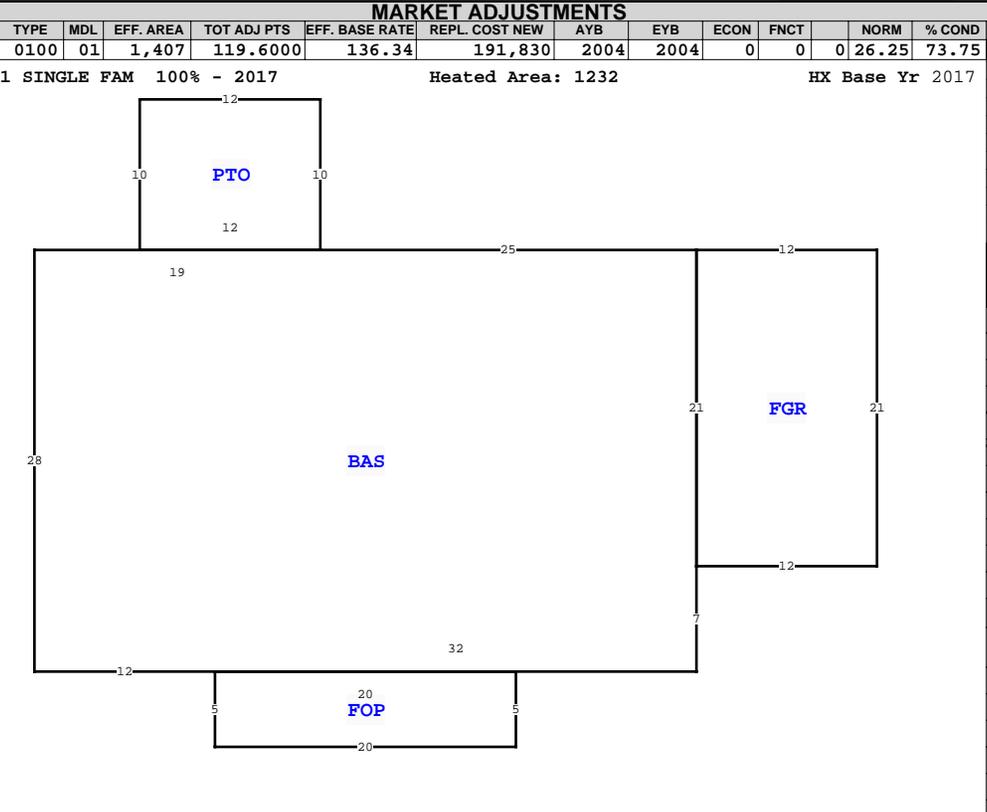


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.1	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		141,475
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		165,075
SOH/AGL Deduction		53,602
ASSESSED VALUE		111,473
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,062
TOTAL JUST VALUE		165,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,951

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100		1,232	123,879
FGR	252	55		139	13,976
FOP	100	30		30	3,016
PTO	120	5		6	603
TOTALS	1,704			1,407	141,475

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048002	Roof Replacement	11,300	08/25/2023
21207	SFR	231	10/28/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1171/1181	4/15/2009	WD U		I	12	97,500

2819 SE COUNTY ROAD 245 , LAKE CITY
BLD DATE: 05/08/2026 MLU
XF DATE: _____
INC 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	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,600	

GRANTOR: CHASE HOME FINANCE LL	
GRANTEE: PHILIP H DONAWAY	
1166/1919 1/21/2009 CT U I 18 500	
GRANTOR: CLERK OF COURT	
GRANTEE: CHASE HOME FINANCE	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W25 PTO= N10 W12 S10 E12\$ W19 S28 E12 FOP= S5 E20 N5 W20\$ E32 N7 FGR= E12 N21 W12 S21\$ N21\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,600																						
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							