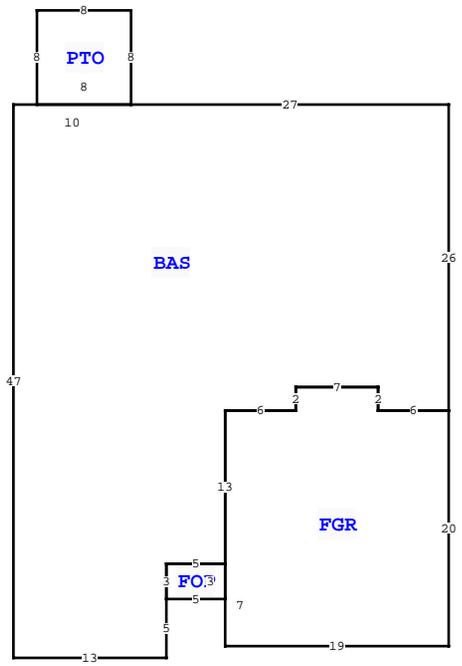


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 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	
0100	01	1,510	112.2000	127.91	193,144	2004	2004	0	0	26.25	73.75	
1 SINGLE FAM			100% - 2022	Heated Area: 1286			HX Base Yr 2022					



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	14417.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,286	100		1,286	121,313
FGR	394	55		217	20,470
FOP	15	30		4	378
PTO	64	5		3	283
TOTALS	1,759			1,510	142,444

2737 SE COUNTY ROAD 245 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	MLU

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	100	0	0			2.00	100	2004	2004	3	100	2,104	

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		142,444
TOTAL MARKET OB/XF VALUE		2,104
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		166,548
SOH/AGL Deduction		23,215
ASSESSED VALUE		143,333
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		41,922
TOTAL JUST VALUE		166,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21989	SFR	417	06/22/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1451/464	10/26/2021	WD	Q	I	01	134,000
GRANTOR: TURBEVILLE RON						
GRANTEE: HIERS JERRY L						
1312/1970	3/29/2016	WD	U	I	12	88,100
GRANTOR: U S BANK NATIONAL ASS						
GRANTEE: RON & JAN TURBEVILL						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W27 PTO= N8 W8 S8 E8\$ W10 S47 E13 N5 FOP= E5 N3 W5 S3\$ N3 E5 FGR= S7 E19 N20 W6 N2 W7 S2 W6 S13\$ N13 E6 N2 E7 S2 E6 N26\$.												

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	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								