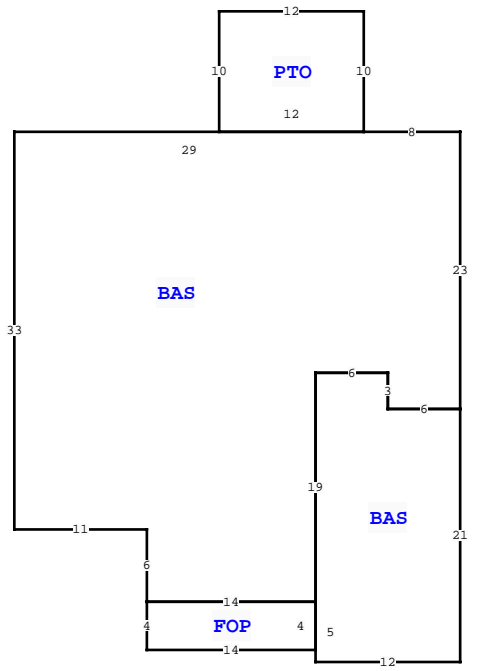


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
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
BAS	270	100	
BAS	1,167	100	
FOP	56	30	
PTO	120	5	
TOTALS	1,613		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2005								
Heated Area: 1437						HX Base Yr 2005					



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		143,659
TOTAL MARKET OB/XF VALUE		2,304
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		167,963
SOH/AGL Deduction		62,067
ASSESSED VALUE		105,896
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		54,485
TOTAL JUST VALUE		167,963
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,440

SALE: 2:1: INCLUDED 08354-142
SALE: 1:1: INCLUDED 08354-142

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38446	MAINT/ALTR	75	08/06/2019
20243	SFR	224	12/18/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0980/1181	4/02/2003	WD Q	Q	I		79,900
GRANTOR: THREE RIVERS HOUSING						
GRANTEE: JACQUELINE PACHAS						
0948/1257	3/04/2002	WD U	V	08		142,500
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: THREE RIVERS HOUSIN						

EXTRA FEATURES		254 SE ROMEO LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	2.00
2	0070	CARPORT UF	0.00
3	0294	SHED WOOD/	0.00

TOTAL OB/XF												2,304				
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	802.00	UT	2.00	2.00	100	2003	2003	3	100	1,604	
2	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

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

BUILDING NOTES	
BAS= W8 PTO= N10 W12 S10 E12\$ W29 S33 E11 S6 FOP= S4 E14 N4 W14\$ E14 BAS= S5 E12 N21 W6 N3 W6 S19\$ N19 E6 S3 E6 N23\$.	

LAND DESCRIPTION		TOTAL OB/XF		2,304																				
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							