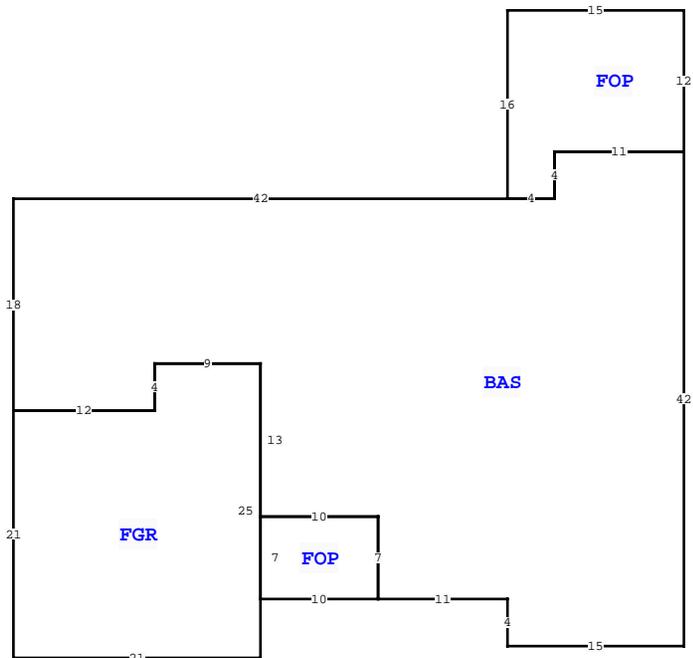


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,942	126.9774	144.75	281,104	2007	2007	0	0	18.00	82.00		
1 SINGLE FAM 100% - 2025 Heated Area: 1600 HX Base Yr 2025													



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	1,600	100		1,600	189,912
FGR	477	55		262	31,099
FOP	70	30		21	2,493
FOP	196	30		59	7,003
TOTALS	2,343			1,942	230,505

292 SE YANKEE TER, LAKE CITY

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

EXTRA FEATURES		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	1,465.00	UT	3.00	3.00	100	2007	2007	3	100	4,395	
2	0169 FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

TOTAL OB/XF 5,395

LAND DESCRIPTION		TOT LND UTS	UNIT TYPE	DPTH FACT	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100 C SFR	1.00	LT	1.00	1.00	22,000.00	22,000.00	22,000							

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	230,505	
TOTAL MARKET OB/XF VALUE	5,395	
TOTAL LAND VALUE - MARKET	22,000	
TOTAL MARKET VALUE	257,900	
SOH/AGL Deduction	51,602	
ASSESSED VALUE	206,298	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	154,887	
TOTAL JUST VALUE	257,900	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	249,618	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24820	SFR	511	08/03/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/1519	10/01/2024	WD	Q	I	01	290,000
GRANTOR: SANCHEZ LAVON						
GRANTEE: LATREILLE ZACHARY						
1420/0253	9/14/2020	WD	Q	I	01	210,000
GRANTOR: CHAD & JENA S VERCHER						
GRANTEE: LAVON SANCHEZ						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W42 S18 FGR= S21 E21 N25 W9 S4 W12\$ E12 N4 E9 S13 FOP= S7 E10 N7 W10\$ E10 S7 E11 S4 E15 N42 FOP= N12 W15 S16 E4 N4 E11\$ W11 S4 W4\$.	