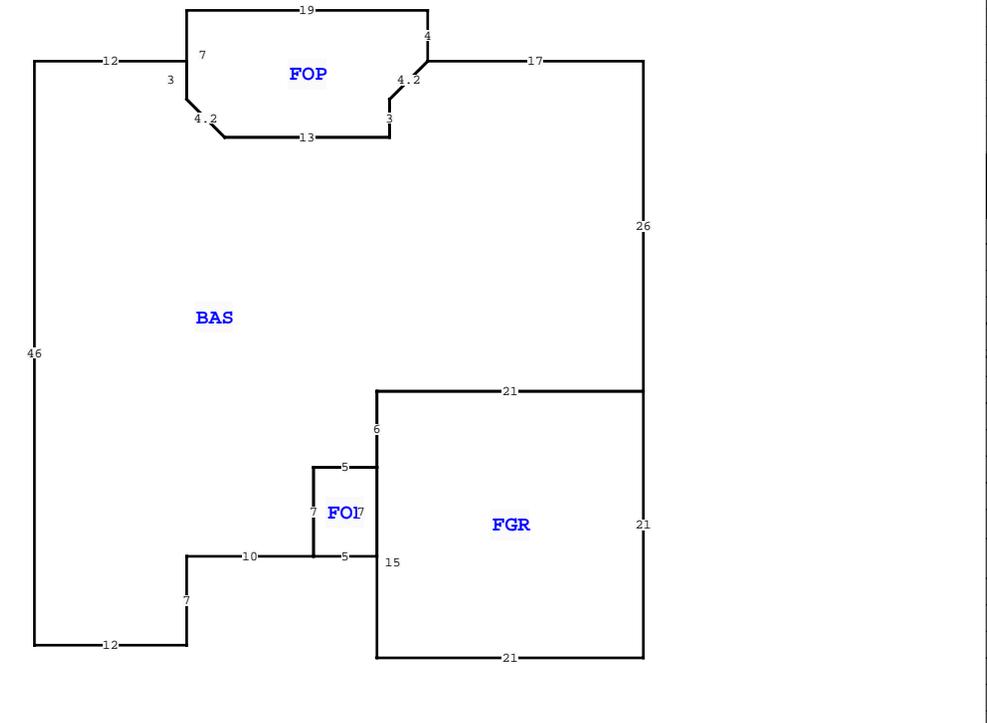


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,857	114.6420	130.69	242,691	2007	2007	0	0	18.00	82.00



VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		199,007
TOTAL MARKET OB/XF VALUE		9,030
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		230,037
SOH/AGL Deduction		133,417
ASSESSED VALUE		96,620
TOTAL EXEMPTION VALUE	HX HB SX	96,620
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		230,037
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,934

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	1,552	100		1,552	166,321
FGR	441	55		243	26,042
FOP	35	30		10	1,072
FOP	172	30		52	5,573
TOTALS	2,200			1,857	199,007

258 SE YANKEE TER, LAKE CITY

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

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050046	Roof Replacement	13,120	06/05/2024
24821	SFR	507	08/03/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1534/2633	3/06/2025	WD	U	I	11	100
GRANTOR: KING ERSSELL						
GRANTEE: THE ADMAR TRUST						
1114/0863	3/20/2007	WD	Q	I		189,900
GRANTOR: JUSTIN FITZHUGH						
GRANTEE: ERSSELL KING						

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	1,210.00	UT	3.00	3.00	100	2007	2007	3	100	3,630	
2	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	0060	CARPORT F	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,200	
4	0210	GARAGE U	0	100	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,900	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W17 FOP= N4 W19 S7 D3 R3 E13 N3 R3 U3 \$ D3 L3 S3 W13 L3 U3 N3 W12 S46 E12 N7 E10 FOP= E5 N7 W5 S7 \$ N7 E5 FGR= S15 E21 N21 W21 S6\$ N6 E21 N26\$.	

LAND DESCRIPTION																								
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							