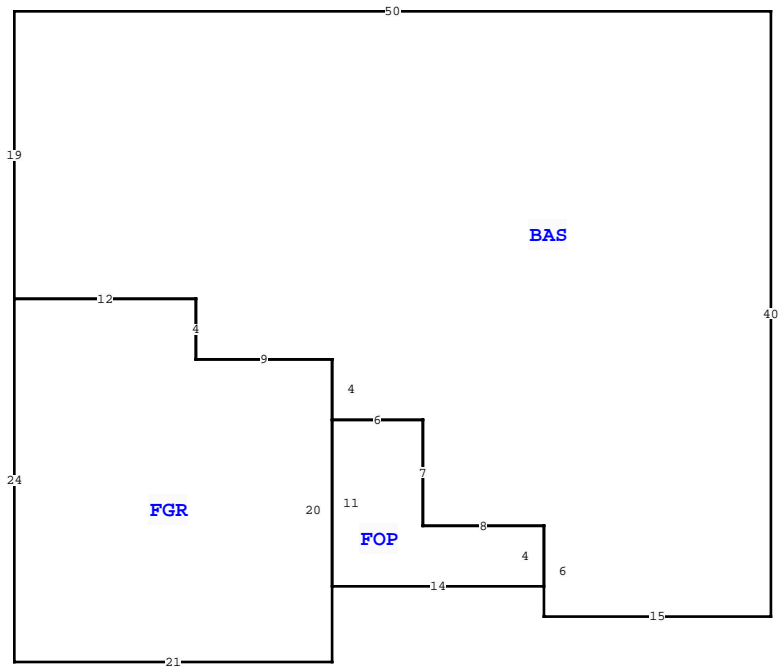


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2018	129.51	227,290	2014	2014	0	0	11.00	89.00



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	15416.060	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,469	100		1,469	169,323
FGR	468	55		257	29,623
FOP	98	30		29	3,343
TOTALS	2,035			1,755	202,288

165 SW IVY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	2.00	100	2014	2014	3	100	1,288	

TOTAL OB/XF 1,288

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		202,288
TOTAL MARKET OB/XF VALUE		1,288
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		222,076
SOH/AGL Deduction		61,621
ASSESSED VALUE		160,455
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		109,044
TOTAL JUST VALUE		222,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,349

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31975	SFR	644	05/21/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1293/0377	4/17/2015	WD Q	Q	I	01	140,800
GRANTOR: INNOVATIVE HOME BUILD						
GRANTEE: MICHAEL J CECIL						
1271/2022	3/17/2014	WD Q	Q	V	05	300,000
GRANTOR: SOUTHEASTERN FUNDING						
GRANTEE: INNOVATIVE HOME BUI						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W50 S19 FGR= S24 E21 N20 W9 N4 W12\$ E12 S4 E9 S4 FOP= S11 E14 N4 W8 N7 W6 \$ E6 S7 E8 S6 E15 N40\$.