



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	13	LAM/VNLPLK 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
Units		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,877	112.7000	128.48	241,157	2019	2019	0	0	6.00	94.00

1 SINGLE FAM 100% - 2024 Heated Area: 1585 HX Base Yr 2024

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	1,585	100		1,585	191,423
FGR	441	55		243	29,348
FOP	80	30		24	2,899
FOP	84	30		25	3,019
TOTALS	2,190			1,877	226,688

VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		226,688	
TOTAL MARKET OB/XF VALUE		1,683	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		246,871	
SOH/AGL Deduction		195	
ASSESSED VALUE		246,676	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		195,265	
TOTAL JUST VALUE		246,871	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		245,252	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38504	SFR	771	08/20/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1401/1919	12/19/2019	WD	Q	I	01	215,700
GRANTOR: 386 DEVELOPMENT LLC						
GRANTEE: JAPERA K DENSON						
1389/0914	5/17/2019	WD	Q	V	05	40,000
GRANTOR: SOUTHEASTERN FUNDING						
GRANTEE: 386 DEVELOPMENT LLC						

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		748.00	UT 2.25						1,683	

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

160 SW IVY GLN, LAKE CITY

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W12 N8 W11 FOP= W10 S8 E10 N8\$ S8 W28 S27 FGR= S21 E21 N21 W21\$ E21 S6 E6 FOP= S2 E12 N7 W12 S5\$ N5 E12 S5 E12 N33\$.	

LAND DESCRIPTION		TOTAL OB/XF														1,683								
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							