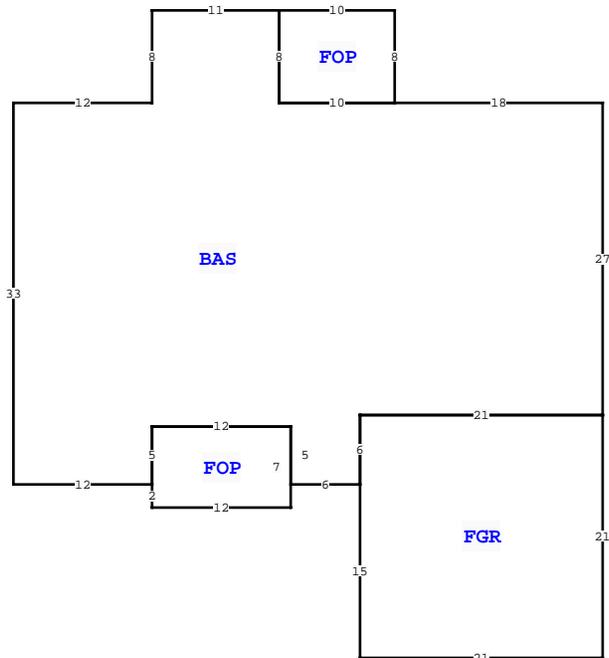


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME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

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%	- 2021												Heated Area: 1585 HX Base Yr 2021



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	193,374
FGR	441	55		243	29,647
FOP	80	30		24	2,928
FOP	84	30		25	3,050
TOTALS	2,190			1,877	228,999

173 SW CHERRY BLOSSOM WAY, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/21/2023
										INC DATE		AG DATE	MLU

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	0			2.25	100	2019	2019	3	100	1,899	

TOTAL OB/XF														
1,899														

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

TOTAL OB/XF														
1,899														

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	228,999	
TOTAL MARKET OB/XF VALUE	1,899	
TOTAL LAND VALUE - MARKET	18,500	
TOTAL MARKET VALUE	249,398	
SOH/AGL Deduction	60,613	
ASSESSED VALUE	188,785	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	137,374	
TOTAL JUST VALUE	249,398	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	247,768	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38503	SFR	0	08/20/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1411/1609	5/14/2020	WD Q	Q	I	01	214,000
GRANTOR: 386 DEVELOPMENT LLC						
GRANTEE: BRADLEY SCOTT & STE						
1389/0914	5/17/2019	WD Q	Q	V	05	40,000
GRANTOR: SOUTHEASTERN FUNDING						
GRANTEE: 386 DEVELOPMENT LLC						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS= W18 FOP= N8 W10 S8 E10\$ W10 N8 W11 S8 W12 S33 E12 FOP= S2 E12 N7 W12 S5\$ N5 E12 S5 E6 FGR= S15 E21 N21 W21 S6\$ N6 E21 N27\$.														