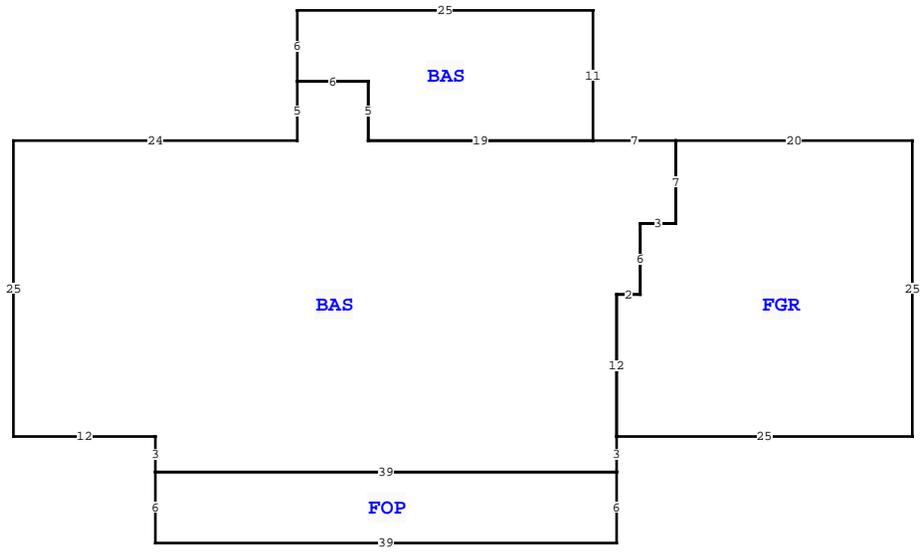


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	05 AVERAGE 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	15416.050 1.00/

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% - 2022									
			Heated Area: 1714								
				HX Base Yr 2022							



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	245	100		245	24,923
BAS	1,469	100		1,469	149,435
FGR	578	55		318	32,349
FOP	234	30		70	7,121
<b>TOTALS</b>	<b>2,526</b>			<b>2,102</b>	<b>213,826</b>

169 SW PHEASANT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	1998	1998	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,364.00	UT	1.50	100	1998	1998	3	100	2,046	
3	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	75	1998	1998	3	75	810	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	200	

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		213,826
TOTAL MARKET OB/XF VALUE		4,256
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		253,082
SOH/AGL Deduction		30,422
ASSESSED VALUE		222,660
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		171,249
TOTAL JUST VALUE		253,082
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049404	Roof Replacement	26,623	03/12/2024
13743	SFR	245	03/10/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1442/1865	7/14/2021	WD	Q	I	01	250,000
GRANTOR: WRIGHT KYLE B						
GRANTEE: MORRIS CHRISTOPHER						
1162/2324	11/21/2008	WD	Q	I		160,000
GRANTOR: SAMUEL B MARION						
GRANTEE: KYLE & SARA WRIGHT						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W24 S25 E12 S3 E39 N3 N12 E2 N6 E3 N7 W7 W19 N5 W6 S5 \$
FGR=[ORIG=27,25] E25 N25 W20 S7 W3 S6 W2 S12 \$
BAS=[ORIG=25,0] N11 W25 S6 E6 S5 E19 \$
FOP=[ORIG=-12,28] S6 E39 N6 W39 \$

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	35,000.00	35,000.00	35,000							