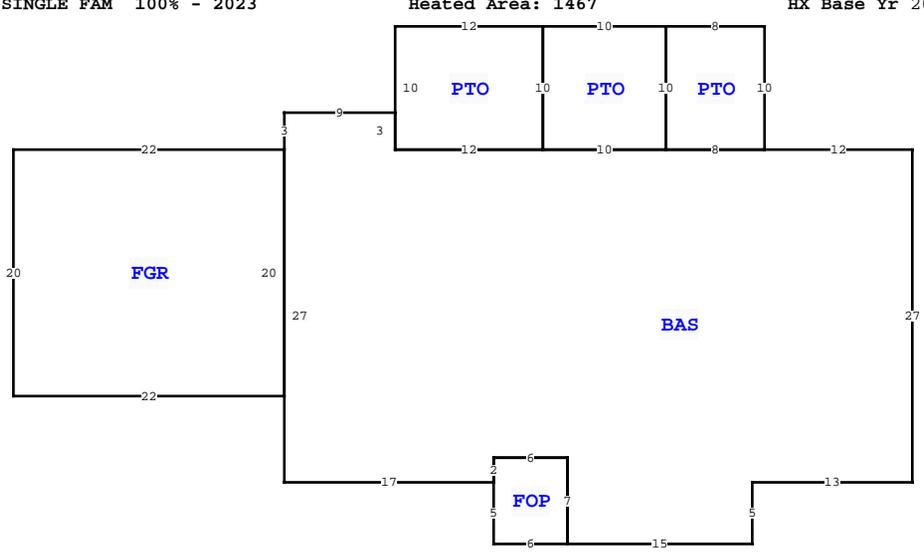


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 60
Exterior Wall	31 VINYL SID 40
Roof Structure	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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	06

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% - 2023		149.27	259,282	1997	2010	0	0	16.50	83.50



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		216,500
TOTAL MARKET OB/XF VALUE		13,068
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		264,568
SOH/AGL Deduction		13,575
ASSESSED VALUE		250,993
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		199,582
TOTAL JUST VALUE		264,568
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13882	POOL	95	04/13/1998
12166	SFR	240	02/18/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1472/2498	8/07/2022	WD	Q	I	01	275,000
GRANTOR: CARSON MELINDA O						
GRANTEE: SHARPE KYLE JAMESON						
1271/0130	2/28/2014	WD	U	I	12	100,000
GRANTOR: FEDERAL HOME LOAN MTG						
GRANTEE: MELINDA O CARSON						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,467	100		1,467	182,847
FGR	440	55		242	30,163
FOP	42	30		13	1,621
PTO	80	5		4	498
PTO	100	5		5	623
PTO	120	5		6	748
TOTALS	2,249			1,737	216,500

EXTRA FEATURES		194 SW CALLAWAY DR, LAKE CITY														
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			2.50	100	1997	1997	3	100	3,228	
2	0280	POOL R/CON	0	100	10	22			70.00	100	1998	1998	3	40	6,160	
3	0166	CONC, PAVMT	0	100	0	0			2.50	100	1998	1998	3	100	720	
4	0130	CLFENCE	5	0	100	0			3.00	100	1998	1998	3	100	840	
5	0294	SHED WOOD/	0	100	12	16			10.00	100	1997	1997	3	100	1,920	
6	0252	LEAN-TO W/	0	100	0	0			0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION		TOTAL OB/XF 13,068																						
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							

REVIEW DATE		BY		Total Acres:		Total Land Value:		Market:		Agricultural:		Common:		PRINTED	
06/19/2024		ks		0.50		35,000		0		0		35,000		05/12/2026 BY SYS	