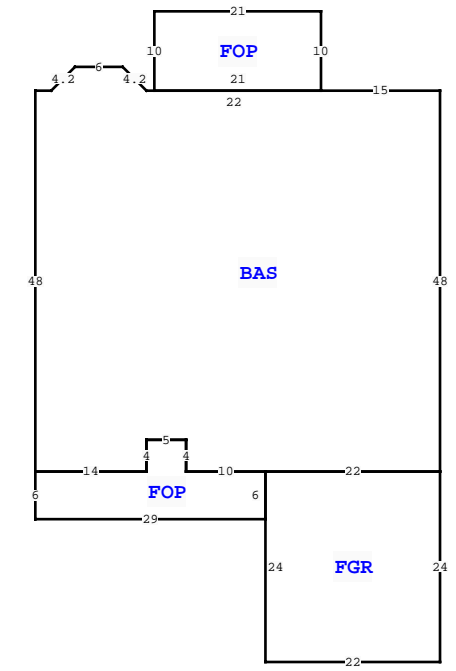


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 60
Interior Floor	14	CARPET 20
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,866	104.8800	117.47	336,669	2005	2005	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2022 Heated Area: 2455 HX Base Yr 2022													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,455	100		2,455	230,711
FGR	528	55		290	27,253
FOP	194	30		58	5,450
FOP	210	30		63	5,921
<b>TOTALS</b>	<b>3,387</b>			<b>2,866</b>	<b>269,335</b>

175 SW STAFFORD CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	1,405.00	UT	2.00	2.00	100	2005	2005	3	100	2,810	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	900.00	900.00	100	2007	2007	3	100	900	
4	0280	POOL R/CON	0	100	12	372.00	UT	70.00	70.00	100	2018	2018	3	86	22,394	

TOTAL OB/XF 27,304

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	35,000.00	35,000.00	35,000							

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		269,335
TOTAL MARKET OB/XF VALUE		27,304
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		331,639
SOH/AGL Deduction		21,699
ASSESSED VALUE		309,940
TOTAL EXEMPTION VALUE		51,411
BASE TAXABLE VALUE		258,529
TOTAL JUST VALUE		331,639
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		335,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000036605	Swimming Pool and		04/19/2018
36605	POOL	281	04/19/2018
22553	SFR	687	12/02/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1430/2793	2/23/2021	WD Q	Q	I	01	313,000
GRANTOR: SUMMERS GREGORY L & A						
GRANTEE: PAPHIDES MICHAEL BR						
1293/0049	4/03/2015	WD U	U	I	38	189,900
GRANTOR: RAYMOND A & MELISSA C						
GRANTEE: GREGORY L & ASHLEY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 FOP= N10 W21 S10 E21\$ W22 L3 U3 W6 D3 L3 W2 S48	
FOP= S6 E29 N6 W10 N4 W5 S4 W14\$ E14 N4 E5 S4 E10 FGR= S24	
E22 N24 W22\$ E22 N48\$.	