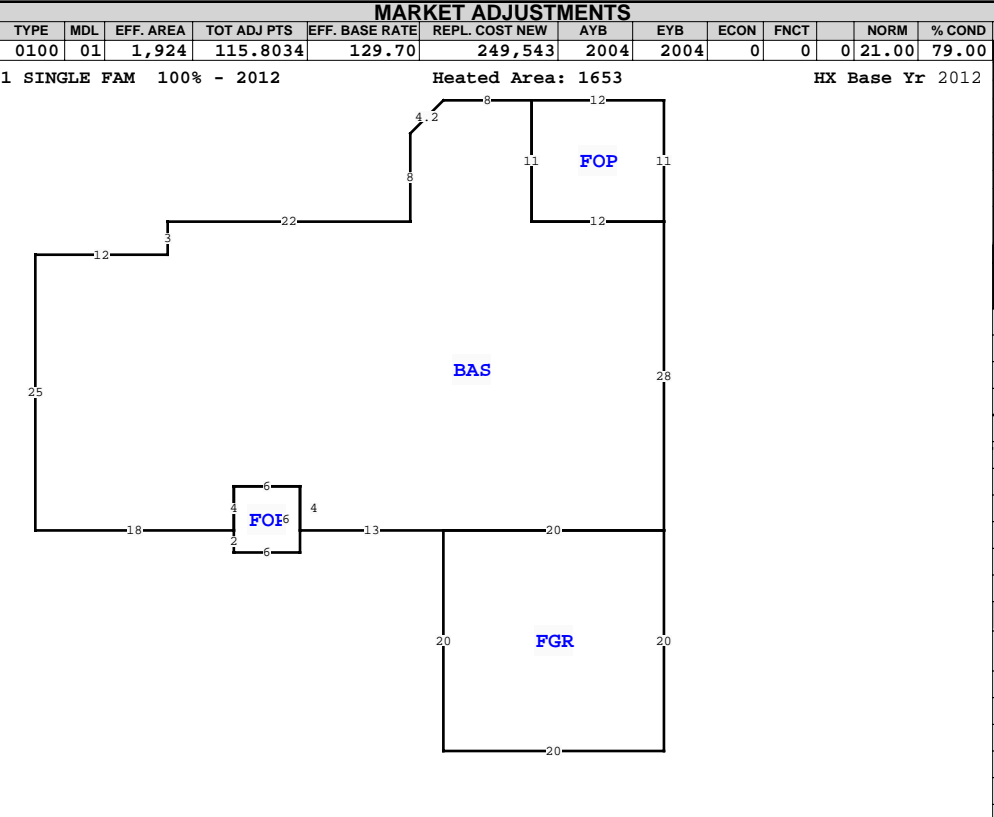


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	06
NEIGHBORHOOD/LOC	15416.050 1.00/



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		197,139
TOTAL MARKET OB/XF VALUE		3,992
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		236,131
SOH/AGL Deduction		82,172
ASSESSED VALUE		153,959
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		102,548
TOTAL JUST VALUE		236,131
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049558	Roof Replacement	15,180	04/05/2024
21892	SFR	507	05/20/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1457/384	1/11/2022	WD U	I	I	30	100
GRANTOR: JOHNS PEGGY S						
GRANTEE: JOHNS PEGGY S LIVIN						
1211/1736	3/15/2011	WD U	I	I	12	112,000
GRANTOR: BANK OF NEW YORK MELL						
GRANTEE: PEGGY S JOHNS						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,653	100		1,653	169,371
FGR	400	55		220	22,542
FOP	36	30		11	1,127
FOP	132	30		40	4,099
TOTALS	2,221			1,924	197,139

292 SW WILSHIRE DR, LAKE CITY

BLD DATE	LGL DATE	04/14/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

BUILDING NOTES	

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	1,096.00	UT	2.00	2.00	100	2004	2004	3	100	2,192	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,800	

BUILDING DIMENSIONS	
BAS= W8 D3 L3 S8 W22 S3 W12 S25 E18 FOP= S2 E6 N6 W6 S4\$ N4 E6 S4 E13 FGR= S20 E20 N20 W20\$ E20 N28 FOP= N11 W12 S11 E12\$ W12 N11\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,992																						
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							