

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	08	SHT VINYL	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		4	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.5	1.5	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/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,671	100		1,671	191,991
FGR	575	55		316	36,307
FOP	266	30		80	9,192
FSP	208	40		83	9,536
FUS	336	100		336	38,605
TOTALS	3,056			2,486	285,631

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% - 2011		143.62	357,039	2005	2005	0	0	20.00	80.00

Heated Area: 2007 HX Base Yr 2011

278 SW PHEASANT WAY, LAKE CITY

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

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3		
Tax Dist:		
BUILDING MARKET VALUE		285,631
TOTAL MARKET OB/XF VALUE		6,580
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		327,211
SOH/AGL Deduction		121,182
ASSESSED VALUE		206,029
TOTAL EXEMPTION VALUE		51,411
HX HB		
BASE TAXABLE VALUE		154,618
TOTAL JUST VALUE		327,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051044	Roof Replacement	15,750	10/11/2024
000050522	Roof Replacement	5,500	08/09/2024
22070	SFR	512	07/13/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1206/0456	12/08/2010	WD	Q	I	01	175,000

GRANTOR: JOSEPH & SANDRA LEPOR
GRANTEE: JEROME L & BARBARA

1005/2553	1/26/2004	WD	Q	V		22,900
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GRANTOR: CALLAWAY LAND TRUST
GRANTEE: LEPOR

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	1,678.00	UT	2.00	2.00	100	2005	2005	3	100	3,356	
3	0120	CLFENCE 4	0	100	0	272.00	UT	4.50	4.50	100	2005	2005	3	100	1,224	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S5 W8 FSP= N16 W13 S16 E13\$ W13 N5 W23 S24 FGR= S25 E23 N25 W23\$ E23 S11 FOP= S10 E30 N10 W8 S2 W17 N2 W5\$ E5 S2 E17 N2 E12 N35\$ PTR= N20 E20 FUS= E12 N28 W12 S28\$ S20 W20\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							