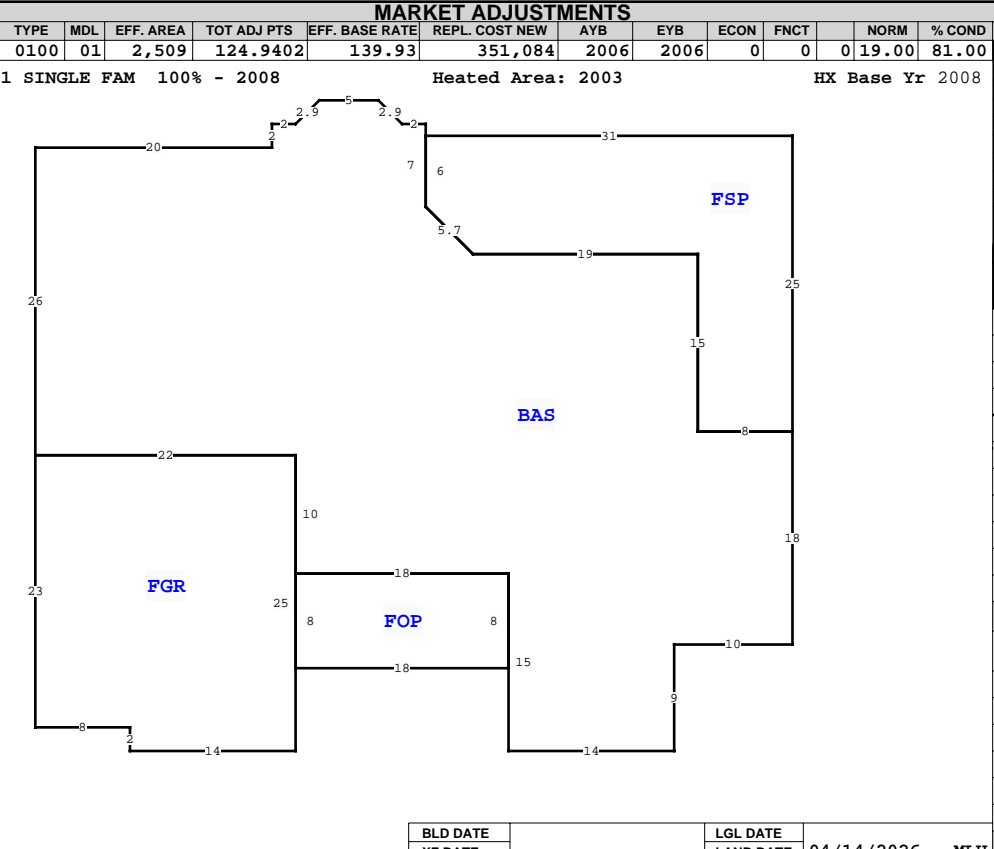


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15416.070	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,003	100	
FGR	534	55	
FOP	144	30	
FSP	422	40	
TOTALS	3,103		
		2,509	284,378



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		284,378
TOTAL MARKET OB/XF VALUE		5,256
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		324,634
SOH/AGL Deduction		112,094
ASSESSED VALUE		212,540
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,129
TOTAL JUST VALUE		324,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		328,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055494	Swimming Pool and	75,800	04/15/2026
000052960	Roof Replacement	31,264	04/29/2025
24183	SFR	630	03/06/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1120/1900	5/31/2007	WD Q	Q	I		260,000
GRANTOR: SETH HEITZMAN CONSTRU						
GRANTEE: GREGORY & ROBIN WIL						
1068/0774	12/15/2005	WD Q	Q	V		45,000
GRANTOR: MILESTONE HS LLC						
GRANTEE: SETH HEITZMAN CONST						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
202 SW MORNING GLORY DR, LAKE CITY					04/14/2026		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	0166	CONC, PAVMT	0	100	0	0		3.00	100	2006	2006	3	100	5,256	

BUILDING NOTES	
BAS= W20 S26 FGR= S23 E8 S2 E14 N25 W22\$ E22 S10 FOP= S8 E18 N8 W18\$ E18 S15 E14 N9 E10 N18 FSP= N25 W31 S6 D4 R4 E19 S15 E8\$ W8 N15 W19 L4 U4 N7 W2 L2 U2 W5 D2 L2 W2 S2 \$.	

BUILDING DIMENSIONS	
BAS= W20 S26 FGR= S23 E8 S2 E14 N25 W22\$ E22 S10 FOP= S8 E18 N8 W18\$ E18 S15 E14 N9 E10 N18 FSP= N25 W31 S6 D4 R4 E19 S15 E8\$ W8 N15 W19 L4 U4 N7 W2 L2 U2 W5 D2 L2 W2 S2 \$.	

LAND DESCRIPTION		TOTAL OB/XF 5,256																						
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							