

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0% - 2023			308,254	1980	1980	0	0	35.00	65.00

Heated Area: 2403 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		200,365
TOTAL MARKET OB/XF VALUE		2,951
TOTAL LAND VALUE - MARKET		33,750
TOTAL MARKET VALUE		237,066
SOH/AGL Deduction		0
ASSESSED VALUE		237,066
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		237,066
TOTAL JUST VALUE		237,066
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		227,551

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,403	100		2,403	183,420
FCP	520	25		130	9,923
FOP	9	30		3	229
FST	152	55		84	6,412
PTO	100	5		5	382
TOTALS	3,184			2,625	200,365

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

301 SE BREAM LOOP, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32591	MAINT/ALTR	40	01/06/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/2743	5/17/2022	WD	Q	I	01	175,000

GRANTOR: CHAMBERS PATRICIA A
GRANTEE: JOHNSON HUGH
0824/0158 4/19/1996 WD Q I 03 34,400
GRANTOR: TERESA L IMM BARBER
GRANTEE: PATRICIA CHAMBERS

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	0	0	0	1,167.00	UT	1.50	1.50	100	1995	1995	3	100	1,751	

EXTRA FEATURES																
301 SE BREAM LOOP, LAKE CITY																
TOTAL OB/XF 2,951																

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W18 PTO= N10 W10 S10 E10\$ W67 FCP= W5 FST= W19 S8E19 N8\$ S8 W19 S20 E24 N28\$ S28 E36E15 FOP= E3 N3 W3 S3\$ N3 E3 S5 E16 N2 E15 N28\$.																

LAND DESCRIPTION																								
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	0		RSF-2	0.00	0.00	1.50	LT		1.00	1.00	1.00	22,500.00	22,500.00	33,750							