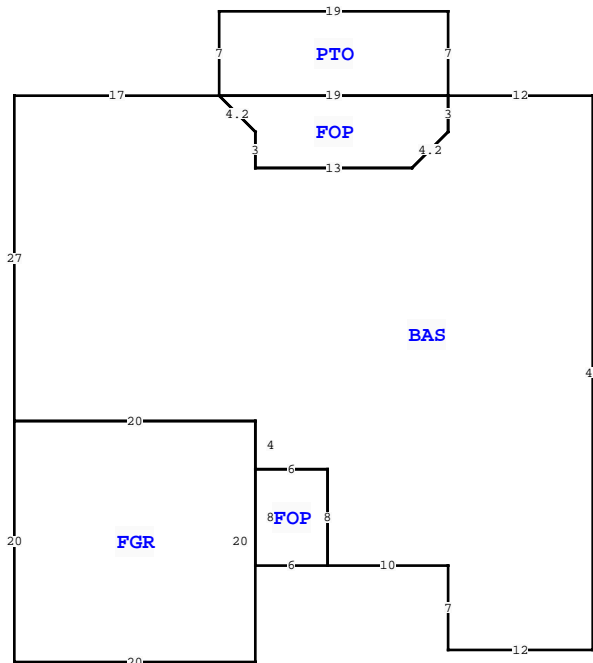


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 80
Exterior Wall	05	AVERAGE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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

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%	- 2015		Heated Area: 1572		HX Base Yr 2015				



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY		06	15417.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,572	100		1,572	158,695		
FGR	400	55		220	22,209		
FOP	48	30		14	1,414		
FOP	96	30		29	2,927		
PTO	133	5		7	707		
TOTALS	2,249			1,842	185,952		

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		185,952
TOTAL MARKET OB/XF VALUE		1,975
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		210,427
SOH/AGL Deduction		74,651
ASSESSED VALUE		135,776
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		84,365
TOTAL JUST VALUE		210,427
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,866

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/926	6/27/2025	QC	U	I	11	100
GRANTOR: CORNERSTON DEVELOPMEN						
GRANTEE: FCS TRUST DATED JAN						
1354/2555	2/21/2018	QC	U	I	11	100
GRANTOR: ALEXANDER BLAKE BENTO						
GRANTEE: ALEXANDER BLAKE & A						

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	0166	CONC,PAVMT	0	100	0	0		790.00	UT	2.50				2.50	1,975

TOTAL OB/XF																			
										328 SE VICTORIA GLN, LAKE CITY		BLD DATE		LGL DATE		04/14/2026		MLU	
												XF DATE		LAND DATE					
												INC DATE		AG DATE					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W12 PTO= N7 W19 S7 E19\$ FOP= W19 D3 R3 S3 E13 R3 U3 N3\$ S3 D3 L3 W13 N3 L3 U3 W17 S27 FGR= S20 E20 N20 W20\$ E20 S4 FOP= S8 E6 N8 W6\$ E6 S8 E10 S7 E12 N46 \$.									

LAND DESCRIPTION										TOTAL OB/XF														
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							