

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	19	COMMON BRK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 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	100% - 2024									

Heated Area: 1408 HX Base Yr 2024

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		126,078
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		145,478
SOH/AGL Deduction		4,270
ASSESSED VALUE		141,208
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,797
TOTAL JUST VALUE		145,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,236

Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	22,643
BAS	1,144	100		1,144	98,118
FOP	88	30		26	2,230
FST	66	55		36	3,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054961	Roof Replacement	10,000	02/05/2026
30282	REMODEL	0	07/13/2012

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1314/1050	4/29/2016	WD Q	Q	I	01	89,000

GRANTOR: NEIL E & SHERIDEN G M  
GRANTEE: ARIELLE KOON

TOTALS	1,562		1,470	126,078
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305 SE POLK LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	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	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W44 S26 E22 FOP= S4 E22N4 W22\$ E22 BAS= S4 E11 N24 W11 S20\$ N20 FST= E11 N6 W11 S6\$ N6\$.	

LAND DESCRIPTION		TOTAL OB/XF														900								
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	18,500.00	18,500.00	18,500							