

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		2 100
Bathrooms		1 100
Frame	01	NONE 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		2 100
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
2700	03	1,811	109.0950	98.19	177,822	1980	1980	0	0	45.00	55.00

1 DUPLEX 0% - 0 Heated Area: 1734 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		97,802
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		117,102
SOH/AGL Deduction		0
ASSESSED VALUE		117,102
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		117,102
TOTAL JUST VALUE		117,102
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,343

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	867	100		867	46,822
FOP	8	30		2	108
FOP	91	30		27	1,458
FST	35	55		19	1,026
HXB	867	100		867	46,822
HXP	8	30		2	108
HXP	91	30		27	1,458
<b>TOTALS</b>	<b>1,967</b>			<b>1,811</b>	<b>97,802</b>

235 SE HANOVER PL, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1145/0665	1/23/2008	WD	Q	I	01	100

GRANTOR: RAYMOND KNEPPAR  
GRANTEE: R J & TERI L KNEPPA  
0880/1822 5/14/1999 WD Q I 01 25,400  
GRANTOR: R KAREN KNEPPAR  
GRANTEE: RAYMOND KNEPPAR

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/21/2023		

BUILDING NOTES	

**BUILDING DIMENSIONS**  
HXB= W25 FST= N5 W7 S5 E7\$ BAS= W25 S35 E12 FOP= E4 N2 W4 S2\$ N2 E4 S2 FOP= W4 S7 E13 N7 W9\$ E9 N35\$ S35 HXP= S7 E13 N7 W13 \$ E9 HXP= E4 N2 W4 S2\$ N2 E4 S2 E12 N35\$.

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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	0800	C	MULTI-FAM	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500									