

| ELEMENT | CD | CONSTRUCTION |
|----------------|----|----------------|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structure | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 13 | LAM/VNLPLK 100 |
| Interior Floor | 00 | N/A 0 |
| 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 |
| 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% | 2023 | | 277,830 | 2022 | 2022 | 0 | 0 | 3.00 | 97.00 |

Heated Area: 1571 HX Base Yr 2023

| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 269,495 |
| TOTAL MARKET OB/XF VALUE | | 1,680 |
| TOTAL LAND VALUE - MARKET | | 16,875 |
| TOTAL MARKET VALUE | | 288,050 |
| SOH/AGL Deduction | | 41,021 |
| ASSESSED VALUE | | 247,029 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 195,618 |
| TOTAL JUST VALUE | | 288,050 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 283,042 |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,571 | 100 | 2023 | 1,571 | 217,563 |
| FGR | 484 | 55 | 2023 | 266 | 36,838 |
| FOP | 138 | 30 | 2023 | 41 | 5,678 |
| FOP | 225 | 30 | 2023 | 68 | 9,417 |
| TOTALS | 2,418 | | | 1,946 | 269,495 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|---------|------------|
| 000042440 | New Residential C | 128,000 | 07/29/2021 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1564/148 | 3/25/2026 | QC | U | I | 11 | 100 |

GRANTOR: LYNCH MERIENNE
GRANTEE: LYNCH MERIENNE
1480/1273 11/30/2022 WD Q I 01 310,000
GRANTOR: MIKE TODD CONSTRUCTIO
GRANTEE: LYNCH ROBERT

206 SE SANDIA WAY, LAKE CITY

| 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 | | 560.00 | UT | 3.00 | | | | 3.00 | 100 | 2023 | 2022 | 100 | 1,680 | |

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

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS=[YR=2023;ORIG=108,9] W12 S8 W15 N15 W22 S12 S22 S10 E14 N12 E23 S12 E12 N37 \$ | |
| FGR=[YR=2023;ORIG=37,14] E22 S22 W22 N22 \$ | |
| FOP=[YR=2023;ORIG=81,2] E15 S15 W15 N15 \$ | |
| FOP=[YR=2023;ORIG=73,34] E23 S6 W23 N6 \$ | |

| LAND DESCRIPTION | | TOTAL OB/XF 1,680 | | | | | | | | | | | | | | | | | | | | | | |
|------------------|----------|-------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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 | 0.75 | 22,500.00 | 16,875.00 | 16,875 | | | | | | | |