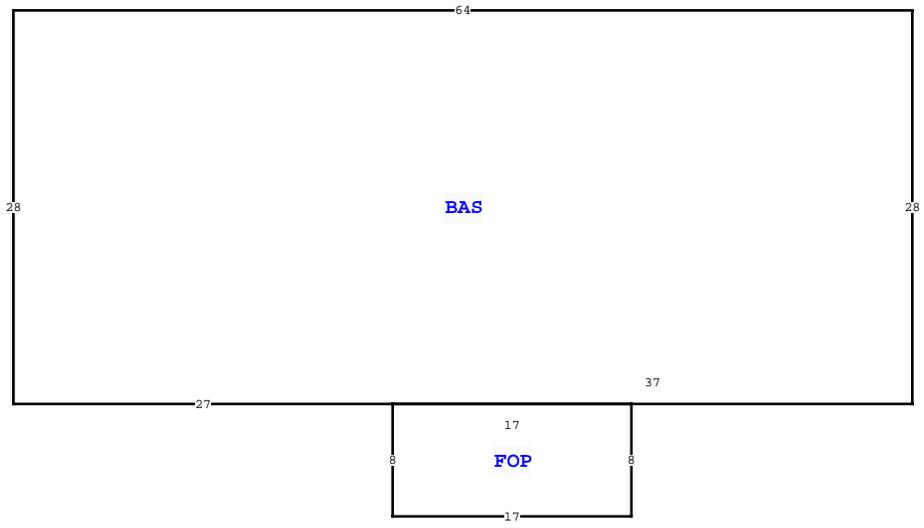


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

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%	- 2021		Heated Area: 1792					HX Base Yr 2021	



MAP NUM	MKT AREA	02			
NEIGHBORHOOD/LOC	15516.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,792	100		1,792	149,386
FOP	136	30		41	3,418
<b>TOTALS</b>	<b>1,928</b>			<b>1,833</b>	<b>152,803</b>

304 SW THRASHER LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		152,803
TOTAL MARKET OB/XF VALUE		3,221
TOTAL LAND VALUE - MARKET		29,920
TOTAL MARKET VALUE		185,944
SOH/AGL Deduction		64,447
ASSESSED VALUE		121,497
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		70,086
TOTAL JUST VALUE		185,944
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30321	MAINT/ALTR	40	07/26/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/0419	9/10/2020	WD	U	I	30	100
GRANTOR: MARILYN JUNE MASSEY						
GRANTEE: KATHERINE WHITTINGT						
1411/0970	5/12/2020	WD	U	I	30	100
GRANTOR: MARILYN JUNE MASSEY						
GRANTEE: MARILYN MASSEY & KA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W64 S28 E27 FOP= S8 E17N8 W17\$ E37 N28\$.	

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	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	670	
2	0210	GARAGE U	0	100	24	16	UT	0.00	0.00	100	0	0	3	100	1,351	
3	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	200	
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2014	2014	3	100	1,000	

LAND DESCRIPTION		TOTAL OB/XF														3,221								
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		A-1	0.00	0.00	1.87	AC		1.00	1.00	1.00	16,000.00	16,000.00	29,920							