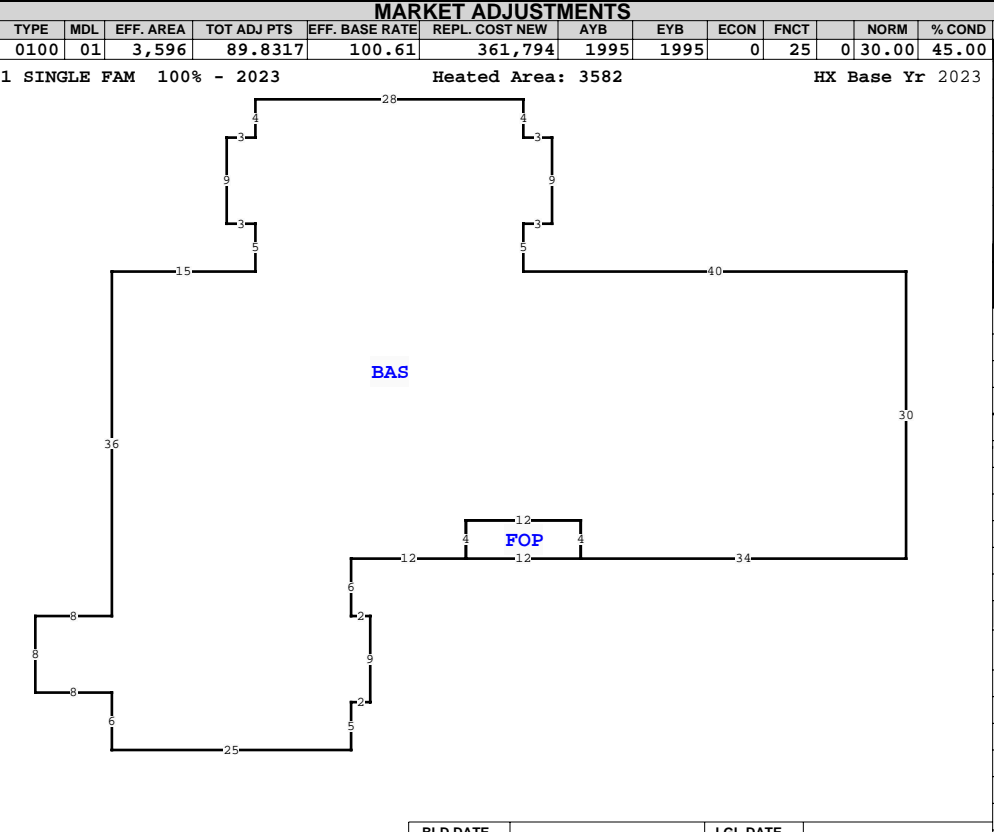


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	12	CEDAR 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	15	HARDTILE 10	
Air Condition	02	WINDOW 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		5 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.1	1. 100	
Architectural Units	05	CONV 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15516.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,582	100	
FOP	48	30	
TOTALS	3,630		



347 SW BEDROCK ST, LAKE CITY
BLD DATE: 05/08/2026
LGL DATE: 05/08/2026
XF DATE: MLU
INC DATE:

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		162,807
TOTAL MARKET OB/XF VALUE		31,991
TOTAL LAND VALUE - MARKET		20,340
TOTAL MARKET VALUE		215,138
SOH/AGL Deduction		41,525
ASSESSED VALUE		173,613
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,202
TOTAL JUST VALUE		215,138
NCON VALUE		2,900
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046187	Solar Power Syste	61,194	12/30/2022
000043532	Roof Replacement	15,500	01/13/2022
23266	POOL	150	06/13/2005
7850	M H	90,000	12/02/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/2141	5/12/2022	WD	Q	I	01	220,000
GRANTOR: FULLER ANDREW S						
GRANTEE: HOPKINS ANN-MARIE J						
1435/2608	4/23/2021	WD	Q	I	01	160,000
GRANTOR: PEDERSEN BRUCE						
GRANTEE: FULLER ANDREW S						

EXTRA FEATURES		TOTAL OB/XF	
L N	OB/XF CODE	DESCRIPTION	OB/XF MKT VALUE
1	0190	FPLC PF	1,200
2	0258	PATIO	1,733
3	0166	CONC,PAVMT	2,220
4	0280	POOL R/CON	22,438
5	0169	FENCE/WOOD	1,500
6	0296	SHED METAL	450
7	0296	SHED METAL	450
8	9910	RV SITE/RE	2,000
TOTALS			31,991

BUILDING DIMENSIONS
BAS= W40 N5 E3 N9 W3 N4 W28 S4 W3 S9 E3 S5 W15 S36 W8 S8 E8 S6 E25 N5 E2 N9 W2 N6 E12 FOP= E12 N4 W12 S4\$ N4 E12 S4 E34 N30\$.

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLAS	LAND USE DESCRIPTION
1	0100	C	SFR

L N	USE CODE	CLAS	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			0.00	0.00	1.13	AC		1.00	1.00	1.00	18,000.00	18,000.00	20,340							