

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,163	142.7026	159.83	345,712	1985	2000	0	0	25.00	75.00

1 SINGLE FAM 100% - 2022 Heated Area: 2026 HX Base Yr 2022

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		259,284
TOTAL MARKET OB/XF VALUE		11,124
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		292,908
SOH/AGL Deduction		36,716
ASSESSED VALUE		256,192
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		199,781
TOTAL JUST VALUE		292,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,365

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	484	100		484	58,019
BAS	1,542	100		1,542	184,844
FOP	72	30		22	2,637
FOP	308	30		92	11,028
FST	42	55		23	2,757
TOTALS	2,448			2,163	259,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27902	PUMP/UTPOL	50	06/22/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/2173	5/27/2021	WD Q	Q	I	01	300,000
GRANTOR: HETRICK CHRISTOPHER &						
GRANTEE: MEHLHORN CHARLES JR						
0853/0317	2/04/1998	WD Q	Q	I		65,500
GRANTOR: KAMAN						
GRANTEE: HETRICK						

304 SE MOHAWK WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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	1,700	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
4	0296	SHED METAL	0	100	12	16	1.00	UT	0.00	0.00	100	0	0	3	100	844	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0210	GARAGE U	0	100	20	22	440.00	UT	16.00	16.00	75	2013	2013	3	75	5,280	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W35 FST= W7 S6 E7 N6\$ S6 W7N11 W16 S30 E16 N5 E20 S12 FOP= S4 E18 N4 W18\$ E22 N5 BAS= E22 N22 FOP= N14 W22 S14 E22\$ W22 S22\$ N27\$.	

LAND DESCRIPTION		TOTAL OB/XF 11,124																						
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	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							