

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	16	WD FR STUC	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	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
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16417.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,628	100	
FGR	529	55	
FOP	32	30	
FST	138	55	
UOP	60	20	
UOP	120	20	
USP	140	35	
TOTALS	2,647		

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%	- 2003								
Heated Area: 1628						HX Base Yr 2003					

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		177,896
TOTAL MARKET OB/XF VALUE		44,265
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		244,661
SOH/AGL Deduction		91,783
ASSESSED VALUE		152,878
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,467
TOTAL JUST VALUE		244,661
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,082

SALE:3:1: LOT 6 INDAINWOOD UNIT II \$.70 STAMPS  
SALE:2:1: \$.70 STAMPS  
SALE:1:1: 2 DEEDS TO SAME GRANTEE (ORB 822-1380)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40597	POOL ENCL	0	09/25/2020
40231	POOL	0	07/28/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0902/1336	5/12/2000	WD	Q	I		80,500
GRANTOR: GREGORY						
GRANTEE: R MULLIN						
0880/2251	5/17/1999	WD	Q	I		76,500
GRANTOR: DANNELLY						
GRANTEE: GREGORY						

EXTRA FEATURES		303 SE MOHAWK WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0166	CONC, PAVMT	0.00
2	0190	FPLC PF	1,200.00
3	0120	CLFENCE 4	0.00
4	0258	PATIO	0.00
5	0296	SHED METAL	0.00
6	0280	POOL R/CON	70.00
7	0282	POOL ENCL	15.00

TOTAL OB/XF												44,265				
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	UT	0.00	0.00	100	0	0	3	100	1,400	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2004	2004	3	100	800	
4	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	2004	2004	3	100	400	
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2004	2004	3	100	200	
6	0280	POOL R/CON	0	100	14	33	UT	70.00	70.00	100	2020	2020	3	91	29,429	
7	0282	POOL ENCL	0	100	24	43	UT	15.00	15.00	100	2020	2020	3	70	10,836	

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS= W35 UOP= N10 W6 S10 E6\$ W6 USP= N10 W14 S10 E14 \$ W14  
UOP= N10 W12 S10 E12\$ W12 S33 E24 N5 E12 FOP= S4 E8 N4 W8\$ E8  
FGR= S13 E23 N23 W23 S10\$ N10 FST= E23 N6 W23 S6\$ N6 E23 N12\$.

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	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							