

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	05	CONV 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
0100	01	1,798	107.1140	119.97	215,706	1986	1986	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1540 HX Base Yr

Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100		1,540	120,090
FOP	144	30		43	3,353
FSP	400	40		160	12,477
FST	100	55		55	4,289
<b>TOTALS</b>	<b>2,184</b>			<b>1,798</b>	<b>140,209</b>

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		140,209
TOTAL MARKET OB/XF VALUE		1,950
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		160,659
SOH/AGL Deduction		0
ASSESSED VALUE		160,659
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		160,659
TOTAL JUST VALUE		160,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31200	MAINT/ALTR	35	06/26/2013
10247	REMODEL	105	09/26/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1960	3/17/2026	WD U		I	11	0
GRANTOR: ALLIOT PETER						
GRANTEE: COLEMAN ALLEN D						
1563/1954	3/17/2026	WD Q		I	01	155,000
GRANTOR: ALLIOT PETER						
GRANTEE: COLEMAN ALLEN D						

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	0	12	42	1.00	UT	0.00	100	0	0	3	100	650	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	100	2004	2004	3	100	100	

264 SE FOREST TER, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/21/2023
										INC DATE		AG DATE	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W58 S30 E17 FOP= S6 E24N6 W24\$ E31 FSP= E20 N20 W20 S20\$ N20 E10 FST= E10 N10 W10S10\$ N10\$.	

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							