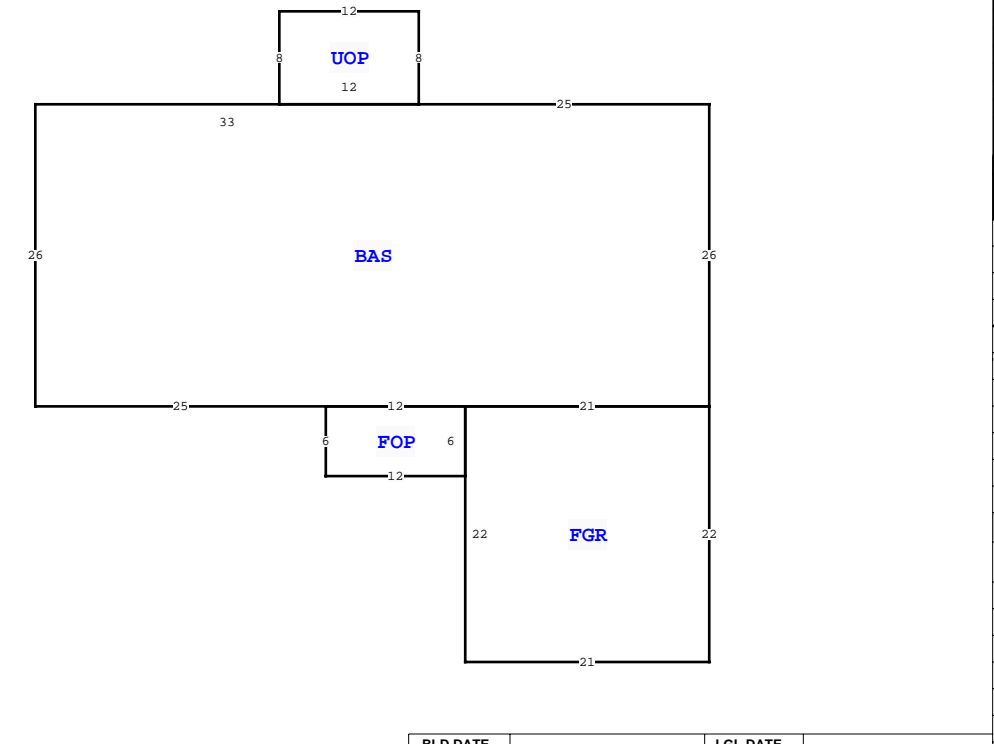


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 70
Interior Floor	15 HARDTILE 20
Interior Floor	14 CARPET 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	04 04 100
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			
0100	01	1,803	128.1500	143.53	258,785	2006	2006	0	0	0	19.00	81.00		



MAP NUM	MKT AREA	06
16417.090	1.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100		1,508	175,319
FGR	462	55		254	29,530
FOP	72	30		22	2,558
UOP	96	20		19	2,209
TOTALS	2,138			1,803	209,616

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		209,616
TOTAL MARKET OB/XF VALUE		2,978
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		231,094
SOH/AGL Deduction		0
ASSESSED VALUE		231,094
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		231,094
TOTAL JUST VALUE		231,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,682

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052161	Roof Replacement	13,657	01/27/2025
24322	SFR	485	03/30/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1546/1403	7/30/2025	WD	Q	I	01	273,000
GRANTOR: RAINES SASHA						
GRANTEE: TAYLOR WILLIAM JAME						
1450/2476	10/22/2021	WD	Q	I	01	230,000
GRANTOR: LEE BRANDI L						
GRANTEE: RAINES SASHA						

EXTRA FEATURES		257 SE FOREST TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	3.00
2	0252	LEAN-TO W/	0.00
3	0252	LEAN-TO W/	0.00
4	0294	SHED WOOD/	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/21/2023	MLU	

TOTAL OB/XF														2,978	
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	0	0		3.00	100	2006	2006	3	100	2,778	
2	0252	LEAN-TO W/	0	0	0	0		0.00	100	2013	2013	3	100	50	
3	0252	LEAN-TO W/	0	0	0	0		0.00	100	2013	2013	3	100	50	
4	0294	SHED WOOD/	0	0	0	0		0.00	100	2013	2013	3	100	100	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W25 UOP= N8 W12 S8 E12\$ W33 S26 E25 FOP= S6 E12 N6 W12\$ E12 FGR= S22 E21 N22 W21\$ E21 N26\$.	

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							