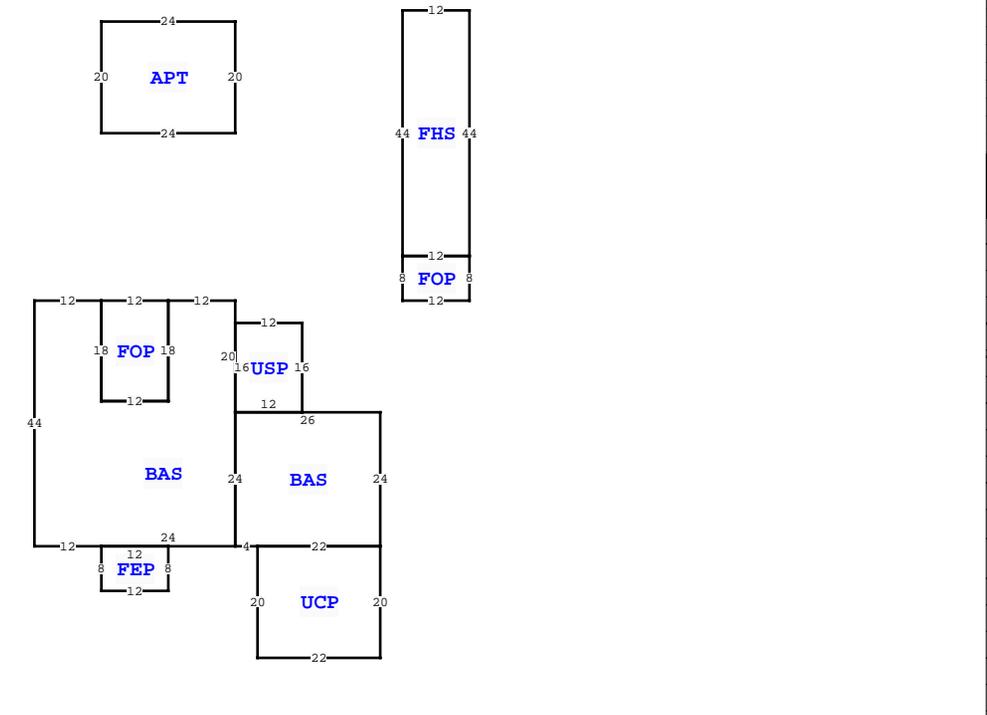


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	21	STONE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100

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%	- 2019								
					Heated Area: 3000						
						HX Base Yr 2019					



Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	17416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	480	100		480	59,185
BAS	624	100		624	76,941
BAS	1,368	100		1,368	168,679
FEP	96	80		77	9,494
FHS	528	60		317	39,087
FOP	96	30		29	3,576
FOP	216	30		65	8,015
UCP	440	20		88	10,851
USP	192	35		67	8,261
TOTALS	4,040			3,115	384,089

EXTRA FEATURES																	
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	0120	CLFENCE 4	0	100	0	0	206.00	UT	2.50	2.50	100	1996	1996	3	100	515	
2	0166	CONC, PAVMT	0	100	24	26	624.00	UT	1.50	1.50	100	1996	1996	3	100	936	
3	0040	BARN, POLE	0	100	14	15	1.00	UT	0.00	0.00	100	1996	1996	3	100	200	
4	0031	BARN, MT AE	0	100	40	60	2,400.00	UT	12.00	12.00	50	1994	1994	3	50	14,400	
5	0166	CONC, PAVMT	0	100	0	0	1,034.00	UT	2.00	2.00	100	2014	2014	3	100	2,068	
6	0060	CARPORT F	0	100	0	0	638.00	UT	5.00	5.00	100	2014	2014	3	100	3,190	
7	0214	GRN HOUSE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	7,500	
8	0041	BARN, MACH	0	100	0	0	1,848.00	UT	5.00	5.00	100	2014	2014	3	100	9,240	
9	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	700	

1045 SW LEGION DR, LAKE CITY										BLD DATE		LGL DATE		
										XF DATE		LAND DATE	04/22/2026	MLU
										INC DATE		AG DATE		

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		384,089
TOTAL MARKET OB/XF VALUE		38,749
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		482,838
SOH/AGL Deduction		186,896
ASSESSED VALUE		295,942
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		244,531
TOTAL JUST VALUE		482,838
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		477,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26638	SFR	730	01/18/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1769	12/03/2018	WD	Q	I	01	304,300
GRANTOR: MATTHEW J PAUL & WAND						
GRANTEE: RANDALL C & SHIRLEY						
1132/0820	9/24/2007	WD	Q	I	01	100
GRANTOR: MATTHEW J PAUL						
GRANTEE: MATTHEW J PAUL & WA						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W12 FOP= W12 S18 E12 N18\$ S18 W12 N18 W12 S44 E12 FEP= S8 E12 N8 W12\$ E24 BAS= E4 UCP= S20 E22 N20 W22\$ E22 N24 W26 S24\$ N24 USP= E12 N16 W12 S16\$ N20\$ PTR= E30 FOP= E12 N8 FHS= N44 W12 S44 E12\$ W12 S8\$ W30\$ PTR= N30 APT= N20 W24 S20 E24\$ S30\$.												

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	60,000.00	60,000.00	60,000								