

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	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	01
NEIGHBORHOOD/LOC	18416.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,428	100	
FOP	88	30	
UOP	180	20	
TOTALS	1,696		

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%	- 2022								
Heated Area: 1428						HX Base Yr 2022					

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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			127,687
TOTAL MARKET OB/XF VALUE			1,000
TOTAL LAND VALUE - MARKET			13,500
TOTAL MARKET VALUE			142,187
SOH/AGL Deduction			21,527
ASSESSED VALUE			120,660
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			69,249
TOTAL JUST VALUE			142,187
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055429	Roof Replacement	3,643	04/07/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1441/730	6/28/2021	WD	U	I	38	141,500
GRANTOR: VICENZI MARTHA C						
GRANTEE: LASHLEY JOHN D						
0697/0296	9/14/1989	WD	Q	I		42,000
GRANTOR: BRINGGER						
GRANTEE: VICENZI						

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	0166	CONC, PAVMT	0	100	0	0	0	1.00	UT 0.00	100	1993	1993	3	100	100	
2	0294	SHED WOOD/	0	100	10	10		100.00	UT 5.00	100	1993	1993	3	100	500	
3	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	100	2014	2014	3	100	100	
4	0060	CARPORT F	0	100	0	0		1.00	UT 0.00	100	2019	2019	3	100	300	

TOTAL OB/XF												1,000					
154 SW FAB GLN, LAKE CITY																	
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/15/2026		MLU			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W23 UOP= N10 W18 S10 E18\$ W28 S28 E13 FOP= S4E22N4 W22\$ E38 N28\$.											

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	172.00	190.00	0.75	AC		1.00	1.00	1.00	18,000.00	18,000.00	13,500							