



ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	4,206	126.5996	141.79	596,369	2022	2022	0	0	4.50	95.50

1 SINGLE FAM 100% - 2023

Heated Area: 3657 HX Base Yr 2023

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		569,532
TOTAL MARKET OB/XF VALUE		34,312
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		743,844
SOH/AGL Deduction		19,446
ASSESSED VALUE		724,398
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		672,987
TOTAL JUST VALUE		743,844
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		752,790

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,324	100	2023	3,324	450,101
FGR	722	55	2023	397	53,758
FOP	45	30	2023	14	1,896
FOP	82	30	2023	25	3,385
FOP	378	30	2023	113	15,301
FUS	333	100	2023	333	45,091

MAP NUM	MKT AREA	02
18517.010	1.00/	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045031	Storage Building	8,700	07/25/2022
000044831	Storage Building	61,900	06/29/2022
000041665	New Residential C	613,900	04/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/1211	9/14/2021	LE	U	V	14	100

GRANTOR: JONES JENNI R  
GRANTEE: JONES JENNI R  
1421/1900 6/15/2020 WD U V 11 100  
GRANTOR: JENNIE R JONES & EVER  
GRANTEE: JENNIE R & EVERETT

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	1,320.00	UT	3.00	3.00	100	2023	2022		100	3,960	
2	0020	BARN, FR	0	100	36	1,296.00	UT	20.00	20.00	100	2023	2022		100	25,920	
3	0020	BARN, FR	0	100	10	200.00	UT	20.00	20.00	100	2023	2022		100	4,000	
4	0166	CONC, PAVMT	0	100	12	144.00	UT	3.00	3.00	100	2023	2022		100	432	

EXTRA FEATURES		3398 SW CUSTOM MADE CIR, LAKE CITY	
TOTALS	4,884	4,206	569,532

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=70,20] W18 S3 W13 N9 W13 U3L3 N10 W21 S32 W9 S22 E16 S10 E7 S4 E15 N12 E11 N5 E8 S5 E17 N11 E3 N26 \$	
FGR=[YR=2023;ORIG=31,69] W15 N4 W7 S35 E5 S1 E12 N1 E5 N31 \$	
FOP=[YR=2023;ORIG=38,1] W15 S10 D3R3 E13 S9 E13 N14 W14 N8 \$	
FOP=[YR=2023;ORIG=50,52] W8 S5 W3 S3 E14 N3 W3 N5 \$	
FOP=[YR=2023;ORIG=-7,28] E9 S5 W9 N5 \$	
FUS=[YR=2023;ORIG=-30,60] W5 N4 W6 S4 W6 S22 E12 N13 E5 N9 \$	

LAND DESCRIPTION		TOTAL OB/XF 34,312																						
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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							