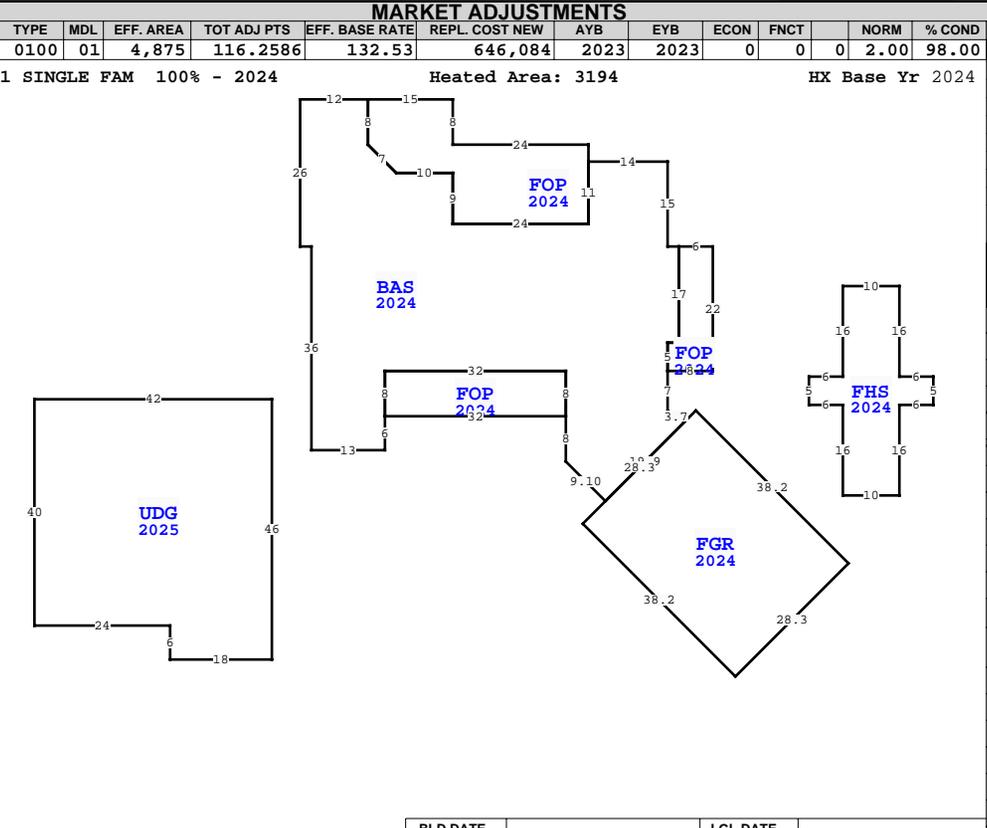


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	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
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18517.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,764	100	2024
FGR	1,080	55	2024
FHS	430	60	2024
FOP	142	30	2024
FOP	256	30	2024
FOP	519	30	2024
UDG	1,788	55	2025
TOTALS	6,979		



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		633,162
TOTAL MARKET OB/XF VALUE		78,504
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		851,666
SOH/AGL Deduction		0
ASSESSED VALUE		851,666
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		800,255
TOTAL JUST VALUE		851,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		848,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048431	Storage Building	20,000	10/17/2023
000048206	Screen Enclosure	22,000	09/19/2023
000047720	Swimming Pool and	94,000	07/24/2023
000047264	Storage Building	102,190	05/17/2023
000045827	New Residential C	200,000	11/01/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1315/1912	5/27/2016	WD Q	Q	V	01	82,000

GRANTOR: OAKS OF LAKE CITY LLC  
GRANTEE: DARREN & SILJA KNOLL

EXTRA FEATURES		523 SW UPSTAGE GLN, LAKE CITY														
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	0280	POOL R/CON	0	100	30	14	420.00	UT	70.00	100	2024	2023		97	28,518	
2	0282	POOL ENCL	0	100	0	0	1,344.00	UT	15.00	100	2024	2023		85	17,136	
3	0166	CONC, PAVMT	0	100	0	0	1,150.00	UT	3.00	100	2024	2023		100	3,450	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2024	2023		100	1,200	
5	0020	BARN, FR	0	100	36	56	1.00	UT	25,000.00	100	2025	2024		100	25,000	
6	0040	BARN, POLE	0	100	16	20	320.00	UT	10.00	100	2025	2024		100	3,200	

BUILDING NOTES	
BLD DATE: 05/14/2024 MLU	
LGL DATE: 05/14/2024 MLU	
LAND DATE: 05/14/2024 MLU	
AG DATE: 05/14/2024 MLU	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=40,10] S26 E2 S36 E13 N6 N8 E32 S8 S8 D7R7 U14R14 U2L3 N7 N5 E2 N17 W2 N15 W14 S11 W24 N9 W10 U5L5 N8 W12 \$	
UDG=[YR=2025;ORIG=35,63] W42 S40 E24 S6 E18 N46 \$	
FGR=[YR=2024;ORIG=90,85] D27R27 U20R20 U27L27 D20L20 \$	
FOP=[YR=2024;ORIG=52,10] S8 D5R5 E10 S9 E24 N11 N3 W24 N8 W15 \$	
FHS=[YR=2024;ORIG=136,43] S16 W6 S5 E6 S16 E10 N16 E6 N5 W6 N16 W10 \$	
FOP=[YR=2024;ORIG=55,58] S8 E32 N8 W32 \$	
FOP=[YR=2024;ORIG=107,36] S17 W2 S5 E8 N22 W6 \$	

LAND DESCRIPTION		TOTAL OB/XF 78,504																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	2.00	LT		1.00	1.00	0.50	140,000.00	70,000.00	140,000							