

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 80			
Interior Floor	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	01	NONE 100			
Stories	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 06			
NEIGHBORHOOD/LOC	19417.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,879	100		1,879	154,977
FGR	529	55		291	24,001
FOP	78	30		23	1,897
FST	184	55		101	8,330
TOTALS	2,670			2,294	189,206

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2013								

Heated Area: 1879 HX Base Yr 2013

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		189,206	
TOTAL MARKET OB/XF VALUE		11,690	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		219,396	
SOH/AGL Deduction		81,002	
ASSESSED VALUE		138,394	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		86,983	
TOTAL JUST VALUE		219,396	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		219,396	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40553	REMODEL	0	09/30/2020
40553	REMODEL	0	09/18/2020
25816	MAINT/ALTR	40	05/15/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1231/0561	3/09/2012	WD	Q	I	01	142,500

GRANTOR: THOMAS E SANDERS
GRANTEE: BERTIN HAUGE JR
0902/0747 5/11/2000 QC Q I 01 0
GRANTOR: GRETCHEN SANDERS
GRANTEE: THOMAS SANDERS

EXTRA FEATURES		216 SW VENTURA LN, 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	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	100	0	0	3	100	690	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	900	
3	0210	GARAGE U	0	100	30	32	960.00	UT	10.00	100	0	0	3	100	9,600	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	1993	1993	3	100	300	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	100	2021	2020		100	200	

LAND DESCRIPTION		TOTAL OB/XF		11,690																				
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE		11/17/2020		BY BC		Total Acres: 0.82		Total Land Value: 18,500		Market: 0		Agricultural: 0		Common: 18,500		PRINTED 06/08/2026 BY SYS	
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