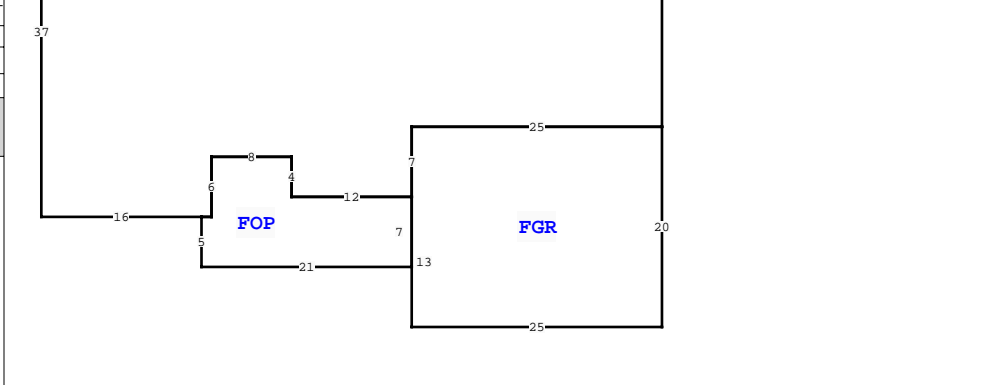


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
ArchitECTUAL	05	CONV 100
Units		0 100
Condition Adj	04	04 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,800	138.7386	155.39	435,092	2019	2019	0	0	6.00	94.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,422	100		2,422	353,774
FGR	500	55		275	40,168
FOP	165	30		50	7,304
FOP	177	30		53	7,742

TOTALS	3,264			2,800	408,986
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174 NW HIGH POINT DR, 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	0166	CONC, PAVMT	0	100	0	1,553.00	UT	2.00	2.00	100	2019	2019	3	100	3,106	
2	0210	GARAGE U	0	100	30	1.00	UT	19,200.00	19,200.00	100	2021	2020		100	19,200	
3	0169	FENCE/WOOD	0	100	0	1.00	UT	1,300.00	1,300.00	100	2023	2022		100	1,300	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/20/2026	MLU

LAND DESCRIPTION		TOTAL OB/XF														23,606								
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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/20/2026	MLU

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		408,986
TOTAL MARKET OB/XF VALUE		23,606
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		487,592
SOH/AGL Deduction		1,266
ASSESSED VALUE		486,326
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		434,915
TOTAL JUST VALUE		487,592
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,943

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39385	STORAGE	0	03/03/2020
37483	SFR	1,106	11/28/2018
26142	ENT. SIGN FOR	150	08/16/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/892	12/17/2021	WD	Q	I	01	495,000
GRANTOR: TUTEN TRAVIS R						
GRANTEE: PLEWE JAROM L						
1390/1841	8/05/2019	WD	Q	I	01	324,900
GRANTOR: BROWN ROAD BUILDERS I						
GRANTEE: TRAVIS R & LAINE T						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 S6 W17 FOP= W15 S11 E15 N11\$ S11 W31 S37 E16 FOP= S5 E21 N7 W12 N4 W8 S6 W1\$ E1 N6 E8 S4 E12 FGR= S13 E25 N20 W25 S7\$ N7 E25 N45 \$.	