

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 60
Exterior Wall	19	COMMON BRK 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floor	13	LAM/VNLPLK 70
Interior Floor	15	HARDTILE 30
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024		230,805	1971	1995	0	0	34.50	65.50

Heated Area: 1638 HX Base Yr 2024

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		151,177
TOTAL MARKET OB/XF VALUE		995
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		178,172
SOH/AGL Deduction		951
ASSESSED VALUE		177,221
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,810
TOTAL JUST VALUE		178,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,827

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,638	100		1,638	118,425
FGR	775	55		426	30,799
FOP	90	30		27	1,952
TOTALS	2,503			2,091	151,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047625	Roof Replacement	10,000	07/07/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/2765	6/30/2023	WD	Q	I	01	210,000
GRANTOR: ALESSI DENNIS JOSEPH						
GRANTEE: BRYANT MONTAVIOUS						
1262/2161	10/07/2013	WD	Q	I	01	69,900
GRANTOR: LORENA SIAPNO DAILEY						
GRANTEE: DENNIS JOSEPH JR &						

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	0.00	100	1993	1993	3	100	500	
2	0120	CLFENCE 4	0	100	0	0	0	70.00	2.50	100	1993	1993	3	100	175	
3	0296	SHED METAL	0	100	8	8	0	64.00	5.00	100	1993	1993	3	100	320	

EXTRA FEATURES		4761 SW COUNTY ROAD 242 , LAKE CITY		BLD DATE	LGL DATE	LAND DATE	AG DATE
TOTALS	2,503	2,091	151,177		04/08/2025	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 N12 W24 S12 W6 FGR= W31 S25 E31 N25\$ S25 E12FOP= S5 E18 N5 W18\$ E42 N25\$.	

LAND DESCRIPTION		TOTAL OB/XF 995																						
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	1105.00	210.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							