

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	02	WALL BD/WD 30
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,776	100.8126	112.91	200,528	1974	1974	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1404 HX Base Yr

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		130,343
TOTAL MARKET OB/XF VALUE		2,600
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		158,943
SOH/AGL Deduction		0
ASSESSED VALUE		158,943
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		158,943
TOTAL JUST VALUE		158,943
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		158,943

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	6,165
BAS	1,320	100		1,320	96,877
FEP	216	80		173	12,696
FGR	276	55		152	11,155
FOP	156	30		47	3,450
TOTALS	2,052			1,776	130,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1506/1965	1/22/2024	WD	U	I	17	100
GRANTOR: QUPANUAQ						
GRANTEE: REDMOND CHRISTIAN S						
1303/1616	10/29/2015	WD	U	I	11	100
GRANTOR: QUPANUAQ, LLC						
GRANTEE: QUPANUAQ						

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	

EXTRA FEATURES		114 SW PRESTIGE WAY, LAKE CITY	
BLD DATE	XF DATE	INC DATE	LGL DATE
			04/08/2025
			MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W23 S26 E42 BAS= E12 N7W12 S7\$ N7 E12 FGR= S4 E12 N23 W12 S19\$ N19 FOP= N12 W13 S12 E13\$ W13 FEP= N12 W18 S12 E18\$ W18\$.

LAND DESCRIPTION		TOTAL OB/XF 2,600																						
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	0		RSF	1105.00	210.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							