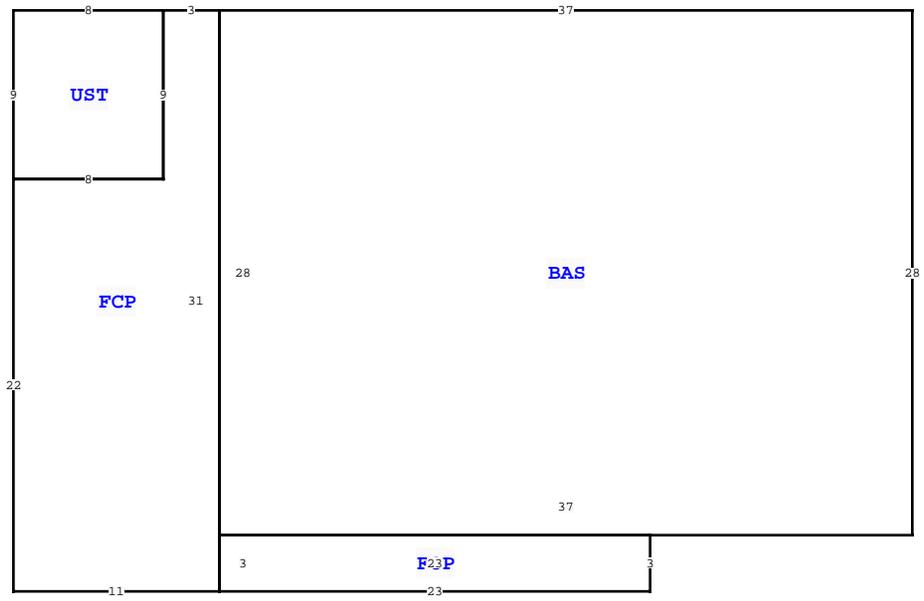


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	80
Interior Floo	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	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	01
NEIGHBORHOOD/LOC	20416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,036	100	
FCP	269	25	
FOP	69	30	
UST	72	45	
TOTALS	1,446		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
				Heated Area: 1036			HX Base Yr	2026			



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		162,841
TOTAL MARKET OB/XF VALUE		7,760
TOTAL LAND VALUE - MARKET		23,400
TOTAL MARKET VALUE		194,001
SOH/AGL Deduction		0
ASSESSED VALUE		194,001
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,590
TOTAL JUST VALUE		194,001
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		195,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053891	Remodel	21,671	08/22/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/1736	3/14/2025	QC	U	I	11	6,400

GRANTOR: ASTLEY DORINDA S
GRANTEE: GREGORY SUSAN NESS
1467/1848 5/25/2022 WD Q I 01 190,000
GRANTOR: UNDER ALL LLC
GRANTEE: ASTLEY DORINDA S

EXTRA FEATURES		195 SW PRESTIGE WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0120	CLFENCE 4	0 100
3	0210	GARAGE U	0 100

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0120	CLFENCE 4	0	100	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0210	GARAGE U	0	100	16	320.00	UT	18.00	18.00	100	1993	1993	3	100	5,760	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W37 FCP= W3 UST= W8 S9E8 N9\$ S9 W8 S22 E11 N31\$ S28 FOP= S3 E23 N3 W23\$ E37 N28\$.	

LAND DESCRIPTION		TOTAL OB/XF 7,760																						
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	150.00	1.00	LT		1.00	1.00	0.90	26,000.00	23,400.00	23,400							