

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	08	WD OR PLY	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
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
Architectural Units	05	CONV	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	72	100	
BAS	84	100	
BAS	108	100	
BAS	1,268	100	
TOTALS	1,532		

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%	- 2023		Heated Area: 1532					HX Base Yr	2023

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			187,340
TOTAL MARKET OB/XF VALUE			7,580
TOTAL LAND VALUE - MARKET			26,000
TOTAL MARKET VALUE			220,920
SOH/AGL Deduction			10,292
ASSESSED VALUE			210,628
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			159,217
TOTAL JUST VALUE			220,920
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9478	GARAGE	50	03/20/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/1700	1/28/2026	WD	Q	I	01	240,500
GRANTOR: ZAMORA FERNANDO J						
GRANTEE: ROBERTSON HUNTER						
1459/1974	2/15/2022	WD	Q	I	03	195,500
GRANTOR: GRACE GROUP OF NORHT						
GRANTEE: ZAMORA FERNANDO J						

EXTRA FEATURES		248 SW FABIAN WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0210	GARAGE U	0 100
3	0166	CONC, PAVMT	0 100
4	0296	SHED METAL	0 100
5	0120	CLFENCE 4	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	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0210	GARAGE U	0 100	22	24	1.00	UT	0.00	0.00	100	1995	1995	3	100	5,000	
3	0166	CONC, PAVMT	0 100	0	0	1,053.00	UT	1.50	1.50	100	1995	1995	3	100	1,580	
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	400	
5	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
TOTAL OB/XF 7,580																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W40 S7 W12 S19 E12 E40 N26 \$	
BAS=[ORIG=-40,26] S6 E18 N6 W18 \$	
BAS=[ORIG=-40,0] W12 S7 E12 N7 \$	
BAS=[ORIG=-52,26] S6 E12 N6 W12 \$	

LAND DESCRIPTION		TOTAL OB/XF 7,580																						
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	1.00	26,000.00	26,000.00	26,000							