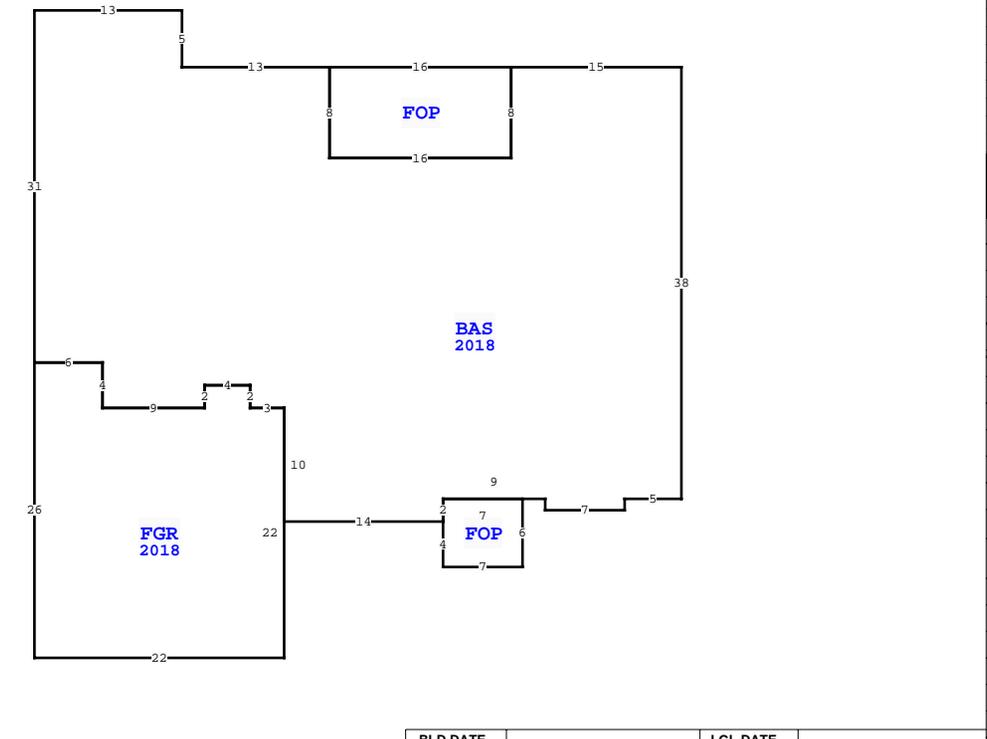


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,265	125.4528	143.02	323,940	2018	2018	0	0	0	7.00	93.00		



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE	
07 07		0100 SINGLE FAMILY		06		21416.00 1.00/		BAS		1,930		100		2018		1,930		256,707	
						FGR		516		55		2018		284		37,775			
						FOP		42		30				13		1,729			
						FOP		128		30				38		5,055			
TOTALS		2,616		2,265		301,264													

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	301,264		
TOTAL MARKET OB/XF VALUE	10,565		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	346,829		
SOH/AGL Deduction	0		
ASSESSED VALUE	346,829		
TOTAL EXEMPTION VALUE	56,411	HX HB VX	
BASE TAXABLE VALUE	290,418		
TOTAL JUST VALUE	346,829		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	344,725		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054559	Storage Building	16,300	11/24/2025
000054350	Site Use Approval		10/29/2025
000054336	Right-of-Way Acce		10/28/2025
36289	SFR	925	02/05/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/1619	9/02/2025	WD Q	Q	I	01	415,000
GRANTOR: EASOM JASON F						
GRANTEE: EARLS JORDAN TYLER						
1430/2262	2/17/2021	WD Q	Q	I	01	269,900
GRANTOR: CARSWELL SETH T &						
GRANTEE: EASOM JASON F						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
312 SW GRANITE CT, LAKE CITY		04/03/2025		MLU									

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	2,026.00	UT	2.50	2.50	100	2018	2018	3	100	5,065	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2019	2019	3	100	1,200	
3	0296	SHED METAL	0	100	20	12	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
4	0296	SHED METAL	0	100	16	10	1.00	UT	800.00	800.00	100	2025	2024		100	800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2018;ORIG=-64,26] N31 E13 S5 E13 S8 E16 N8 E15 S38 W5 S1 W7 N1 W9 S2 W14 N10 W3 N2 W4 S2 W9 N4 W6 \$	
FGR=[YR=2018;ORIG=-42,52] W22 N26 E6 S4 E9 N2 E4 S2 E3 S22 \$	
FOP=[ORIG=-22,0] W16 S8 E16 N8 \$	
FOP=[ORIG=-28,40] S4 E7 N6 W7 S2 \$	

LAND DESCRIPTION		TOTAL OB/XF														10,565								
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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							