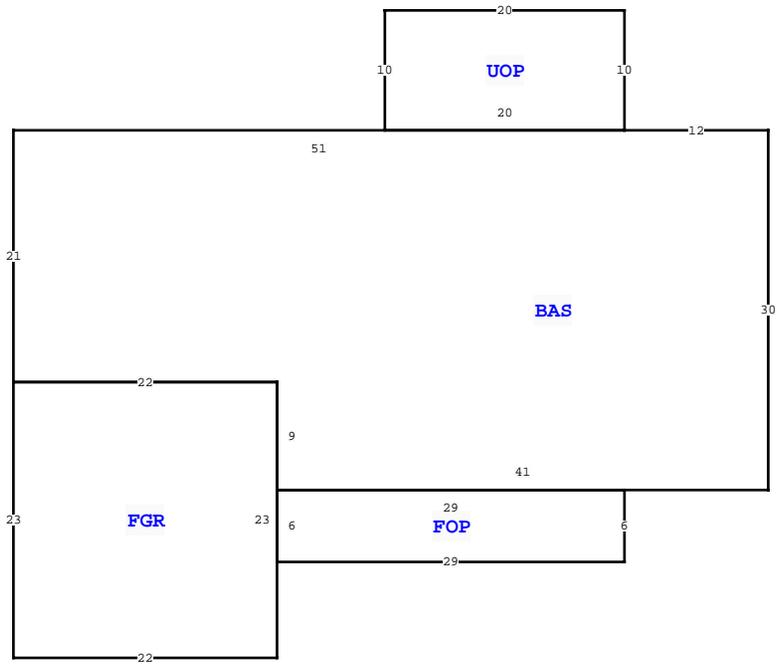


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,692	100	
FGR	506	55	
FOP	174	30	
UOP	200	20	
TOTALS	2,572		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	CV	NORM	% COND
1	SINGLE FAM	100%	- 2024									
				Heated Area: 1692								
					HX Base Yr 2024							



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		292,370
TOTAL MARKET OB/XF VALUE		2,321
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		349,691
SOH/AGL Deduction		3,768
ASSESSED VALUE		345,923
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		294,512
TOTAL JUST VALUE		349,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,611

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39095	SFR	0	01/02/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1504/709	12/08/2023	WD Q	Q	I	01	375,000
GRANTOR: CHAPMAN JOHN						
GRANTEE: WALKER GEORGE EARL						
1429/1233	1/29/2021	WD Q	Q	I	01	323,000
GRANTOR: LEV PETER L						
GRANTEE: CHAPMAN JOHN						

EXTRA FEATURES																
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	0260	PAVEMENT-A	0	100	0	0		1.30	1.30	100	2020	2020	3	100	2,321	

BLD DATE: 04/07/2025 MLU
XF DATE:
INC DATE:

570 SE HOLLY TER, LAKE CITY

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W12 UOP= N10 W20 S10 E20\$ W51 S21 FGR= S23 E22 N23 W22\$ E22 S9 FOP= S6 E29 N6 W29\$ E41 N30\$.												

LAND DESCRIPTION													TOTAL OB/XF												
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000								