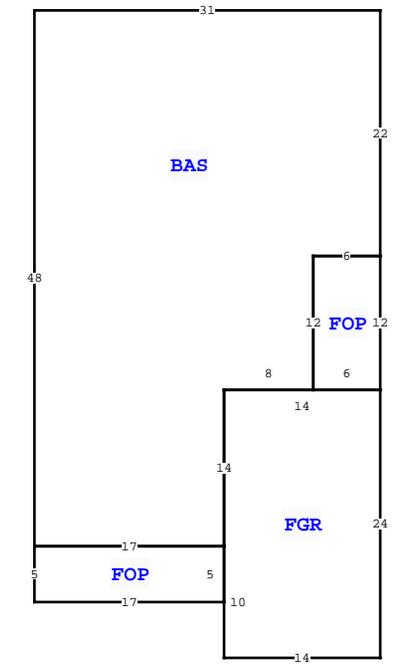


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

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%	- 2021										Heated Area: 1220	HX Base Yr 2021



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 03			
NEIGHBORHOOD/LOC	22216.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,220	100		1,220	156,286
FGR	336	55		185	23,699
FOP	72	30		22	2,818
FOP	85	30		26	3,330
TOTALS	1,713			1,453	186,134

204 NW SPARR LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026
INC DATE		AG DATE	MLU

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	0166	CONC,PAVMT	0	100	0	0			2.25	100	2020	2020	3	100	1,512	

TOTAL OB/XF 1,512

LAND DESCRIPTION																								
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		186,134
TOTAL MARKET OB/XF VALUE		1,512
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		199,646
SOH/AGL Deduction		41,665
ASSESSED VALUE		157,981
TOTAL EXEMPTION VALUE	HX HB WX VP	127,510
BASE TAXABLE VALUE		30,471
TOTAL JUST VALUE		199,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39846	SFR	0	05/29/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1422/2518	10/22/2020	WD	Q	I	01	149,900
GRANTOR: JIM INGLESE & JANET J						
GRANTEE: RAYMOND G & MARSHA						
1386/1699	6/14/2019	WD	U	V	11	100
GRANTOR: JANET JOHNSTON						
GRANTEE: JIM INGLESE (1/2 IN						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W31 S48 FOP= S5 E17 N5 W17\$ E17 FGR= S10 E14 N24 W14 S14\$ N14 E8 FOP= E6 N12 W6 S12\$ N12 E6 N22\$.													