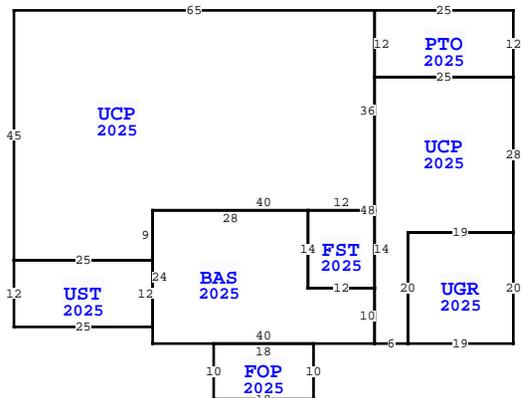
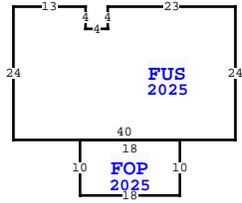




ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	03	CONC FINSH 50
Interior Floor	13	LAM/VNLPLK 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SFR/BARND	100%	2025	86.18	252,852	2024	2024	0	0	0	1.25	98.75



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		249,691
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		812,350
TOTAL MARKET VALUE		313,658
SOH/AGL Deduction		9,100
ASSESSED VALUE		304,558
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		253,147
TOTAL JUST VALUE		1,062,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,046,248

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044251	New Residential C	100,000	04/22/2022
000043233	Electrical Servic	0	11/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/1453	3/28/2018	WD	U	V	11	100

GRANTOR: ROWAN VELVA SHARPES  
GRANTEE: ROWAN STUART E  
0971/0406 12/09/2002 WD Q V 06 120,000  
GRANTOR: WILLIAM C ROWAN  
GRANTEE: THOMAS EARL & VELVA

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	2025	792	67,402
FOP	180	30	2025	54	4,596
FOP	180	30	2025	54	4,596
FST	168	55	2025	92	7,830
FUS	944	100	2025	944	80,337
PTO	300	5	2025	15	1,277
UCP	820	20	2025	164	13,957
UCP	2,565	20	2025	513	43,657
UGR	380	45	2025	171	14,553
UST	300	45	2025	135	11,489
TOTALS	6,629			2,934	249,691

174 NW ROWAN TREE TER, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

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

**BUILDING NOTES**

BUILDING DIMENSIONS	
UCP=[YR=2025;ORIG=-28,-11] W65 S45 E25 N9 E40 N36 \$	
FUS=[YR=2025;ORIG=-125,22] S24 W40 N24 E13 S4 E4 N4 E23 \$	
UCP=[YR=2025;ORIG=-28,49] N48 E25 S28 W19 S20 W6 \$	
BAS=[YR=2025;ORIG=-68,25] E28 S14 E12 S10 W40 N24 \$	
UGR=[YR=2025;ORIG=-22,29] E19 S20 W19 N20 \$	
UST=[YR=2025;ORIG=-93,34] E25 S12 W25 N12 \$	
PTO=[YR=2025;ORIG=-28,-11] E25 S12 W25 N12 \$	
FOP=[YR=2025;ORIG=-57,49] E18 S10 W18 N10 \$	
FOP=[YR=2025;ORIG=-135,46] S10 W18 N10 E18 \$	
FST=[YR=2025;ORIG=-40,39] N14 E12 S14 W12 \$	

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	DPTH 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					2.00	AC		1.00	1.00	1.00	7,000.00	7,000.00	14,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	112.06	AC		1.00	1.00	1.00	445.00	445.00	49,867							
3	5910	A	SWAMP/CYPRES	0		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	40.00	40.00	100							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	114.05	AC		1.00	1.00	1.00	7,000.00	7,000.00	798,350							