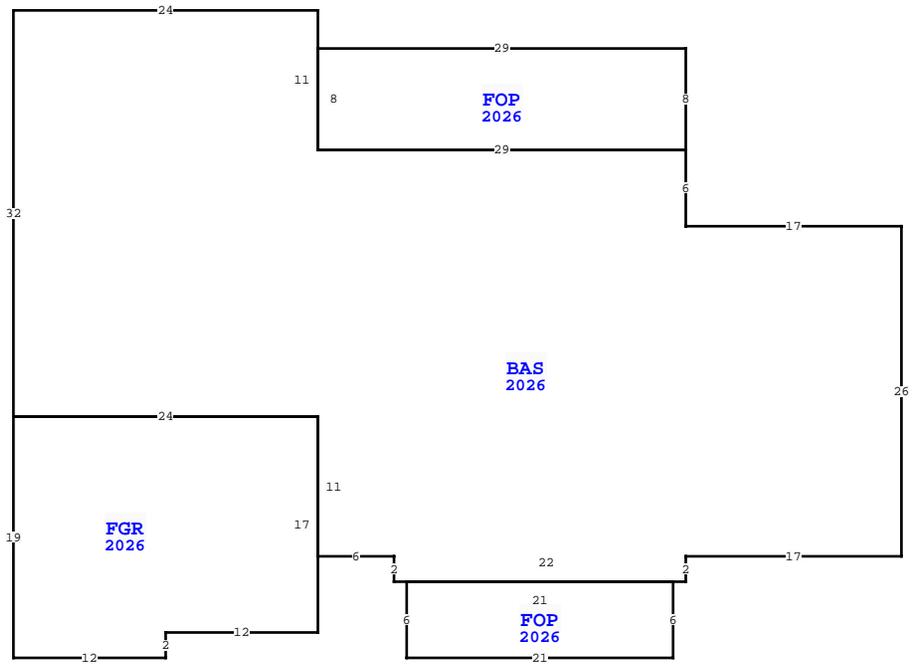


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	00 N/A 0
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	06 06
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06

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%	- 2026		338,337	2025	2025	0	0	0.00	100.00
Heated Area: 2184											
HX Base Yr 2026											



NEIGHBORHOOD/LOC					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,184	100	2026	2,184	292,066
FGR	432	55	2026	238	31,828
FOP	126	30	2026	38	5,082
FOP	232	30	2026	70	9,361
TOTALS	2,974			2,530	338,337

772 NW COUNTRY LAKE DR, LAKE CITY
 BLD DATE: 04/03/2025 MLU
 XF DATE: _____
 INC DATE: _____

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			5.00	100	2026	2025		100	4,000	

TOTAL OB/XF																
4,000																

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

TOTAL OB/XF																
4,000																

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		338,337
TOTAL MARKET OB/XF VALUE		4,000
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		377,337
SOH/AGL Deduction		0
ASSESSED VALUE		377,337
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		325,926
TOTAL JUST VALUE		377,337
NCON VALUE		342,337
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		35,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049721	New Residential C	350,000	05/02/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/1086	12/02/2022	WD	Q	V	01	34,500
GRANTOR: CREAMER LINDA M						
GRANTEE: NELSON ERIC						
1430/2310	2/16/2021	WD	Q	V	01	26,500
GRANTOR: MYLES JOHN T						
GRANTEE: CREAMER LINDA M						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2026;ORIG=70,10] W17 N6 W29 N11 W24 S32 E24 S11 E6 S2 E1 E22 N2 E17 N26 \$																
FGR=[YR=2026;ORIG=24,25] W24 S19 E12 N2 E12 N17 \$																
FOP=[YR=2026;ORIG=24,-4] E29 S8 W29 N8 \$																
FOP=[YR=2026;ORIG=31,38] E21 S6 W21 N6 \$																