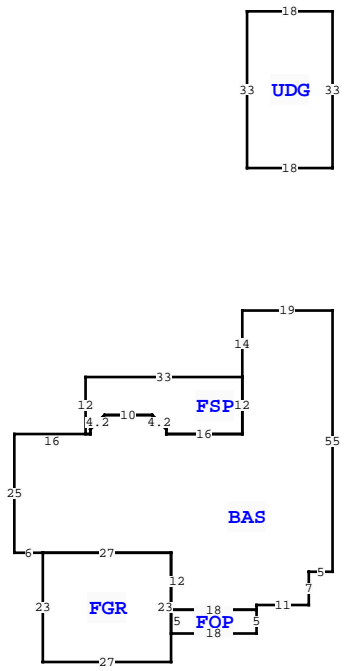


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	32	HARDIE BRD	10
Roof Structure	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	22316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,581	100	
FGR	621	55	
FOP	90	30	
FSP	341	40	
UDG	594	55	
TOTALS	4,227		

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%	- 2022		511,472	2003	2003	0	0	22.00	78.00
				Heated Area: 2581							
					HX Base Yr 2022						



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		398,948
TOTAL MARKET OB/XF VALUE		8,212
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		442,160
SOH/AGL Deduction		60,454
ASSESSED VALUE		381,706
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		325,295
TOTAL JUST VALUE		442,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043147	Roof Replacement	10,000	11/18/2021
23133	GARAGE	95	05/11/2005
20440	SFR	433	02/20/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/221	12/28/2021	WD	Q	I	01	410,000
GRANTOR: WAND RICHARD T						
GRANTEE: THRALL EDWARD						
1282/0901	9/30/2014	WD	U	I	30	100
GRANTOR: RICHARD T & BARBARA M						
GRANTEE: RICHARD T & BARBARA						

EXTRA FEATURES		286 NW LAKE VALLEY TER, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0180	FPLC 1STRY	0 100
2	0166	CONC, PAVMT	0 100
3	0296	SHED METAL	0 100

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	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	100	2,000	
2	0166	CONC, PAVMT	0 100	0	0	2,156.00	UT	2.00	2.00	100	2003	2003	3	100	4,312	
3	0296	SHED METAL	0 100	0	0	1.00	UT	1,900.00	1,900.00	100	2023	2022		100	1,900	
TOTAL OB/XF 8,212																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W19 S14 FSP= W33 S12 E1 N1 R3 U3 E10 D3 R3 S1 E16 N12\$ S12 W16 N1 L3 U3 W10 D3 L3 S1 W16 S25 E6 FGR= S23 E27 N23 W27\$ E27 S12 FOP= S5 E18 N5 W18\$ E18 N1 E11 N7 E5 N55\$ PTR= N30 UDG= N33 W18 S33 E18\$ S30\$.	

LAND DESCRIPTION		TOTAL OB/XF 8,212																						
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							