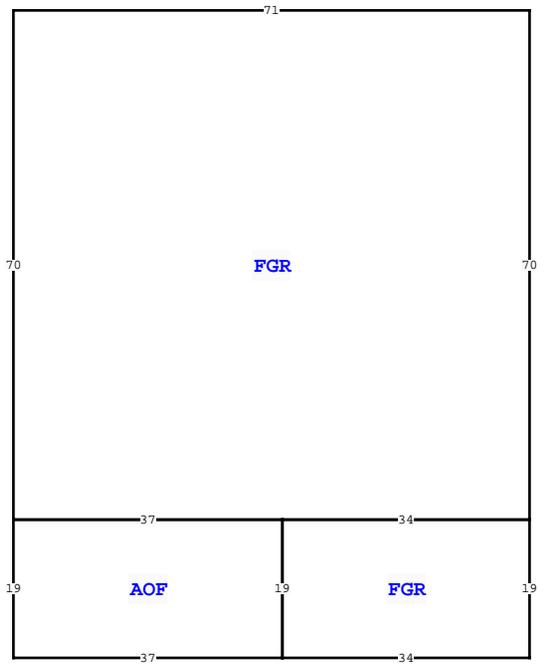


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 70
Exterior Wall	19 COMMON BRK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	01 MINIMUM 80
Interior Wall	05 DRYWALL 20
Interior Floor	03 CONC FINSH 90
Interior Floor	14 CARPET 10
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	4 100
Frame	05 STEEL 100
Story Height	20 100
RMS	3 100
Stories	0 0 100
Units	0 0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	AIR HANGAR	100% - 2020									
Heated Area: 703					HX Base Yr 2020						



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	22517.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	703	150		1,054	22,516
FGR	646	70		452	9,656
FGR	4,970	70		3,479	74,320
TOTALS	6,319			4,985	106,491

580 SW AVIATION DR, LAKE CITY

BLD DATE	LGL DATE	03/18/2022	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		543,473
TOTAL MARKET OB/XF VALUE		17,516
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		615,989
SOH/AGL Deduction		171,200
ASSESSED VALUE		444,789
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		393,378
TOTAL JUST VALUE		615,989
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		655,076

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10498	SFR	520	11/28/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/1934	5/31/2019	WD	Q	I	01	600,000
GRANTOR: GJOEN BEVERLY I						
GRANTEE: NATHAN P REDMAN & S						
819/1850	3/28/1996	WD	Q	I	01	14,857
GRANTOR: DICK ROGER A						
GRANTEE: GJOEN RALPH						

BUILDING NOTES	

BUILDING DIMENSIONS	
FGR= W71 S70 AOF= S19 E37 N19 W37\$ E37 FGR= S19 E34 N19W34\$ E34 N70\$.	

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	5,877.00	UT	1.50	1.50	100	1994	1994	3	100	8,816	
2	0166	CONC, PAVMT	0 100	0 0	5,800.00	UT	1.50	1.50	100	1996	1996	3	100	8,700	

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

