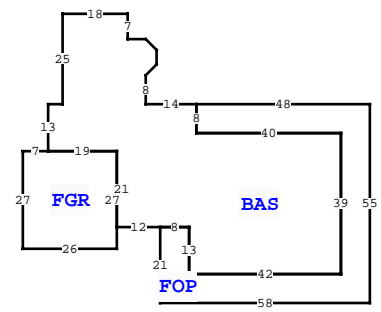
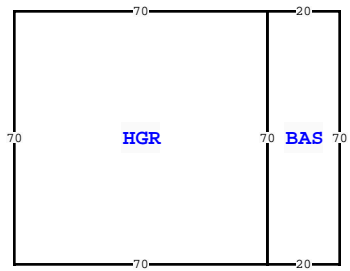


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architctual Units	05 CONV 100 0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	7,512	131.2410	146.99	1,104,189	2008	2008	0	0	17.00	83.00		
2 SINGLE FAM 100% - 2009 Heated Area: 4542 HX Base Yr 2009													



Quality	07 07				
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
BAS	1,400	100		1,400	170,802
BAS	3,142	100		3,142	383,330
FGR	702	55		386	47,093
FOP	1,264	30		379	46,238
HGR	4,900	45		2,205	269,014
TOTALS	11,408			7,512	916,477

355 SW AVIATION DR, LAKE CITY

BLD DATE	LGL DATE	05/12/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		916,477
TOTAL MARKET OB/XF VALUE		33,101
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		1,024,578
SOH/AGL Deduction		581,916
ASSESSED VALUE		442,662
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		391,251
TOTAL JUST VALUE		1,024,578
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,015,620

SALE:4:1: LOT 12 LAKE CITY AIRPARK  
SALE:3:1: LOT 12 LAKE CITY AIRPARK \$.70 STAMPS  
SALE:2:1: \$.70 STAMPS  
SALE:1:1: LOT 12 LAKE CITY AIRPARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26178	SFR	910	08/28/2008
24538	PLANE HNGR	488	05/19/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1039/1478	2/18/2005	WD Q	Q	V		77,000
GRANTOR: JEFFERY P & KAREN A R						
GRANTEE: WILLIAM C & JEAN D						
1020/0429	6/30/2004	WD Q	Q	V		50,000
GRANTOR: BEVERLY I GJOEN						
GRANTEE: JEFFREY P & KAREN A						

BUILDING NOTES	

**BUILDING DIMENSIONS**  
BAS= W18 S25 W4 S13 FGR= W7 S27 E26 N27 W19\$ E19 S21 E12 FOP= S21 E58 N55 W48 S8 E40 S39 W42 N13 W8\$ E8 S13 E42 N39 W40 N8 W14 N8 U3 R3 N4 L3 U3 W5 N7\$ PTR= N30 BAS= N70 W20 HGR= W70 S70 E70 N70\$ S70 E20\$ S30\$.

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	50 56	2,550.00	UT	3.00	3.00	100	2007	2007	3	100	7,650	
2	0180	FPLC 1STRY	0 100	0 0	1.00	UT	2,000.00	2,000.00	100	2008	2008	3	100	2,000	
3	0166	CONC,PAVMT	0 100	0 0	7,817.00	UT	3.00	3.00	100	2008	2008	3	100	23,451	

LAND DESCRIPTION		TOTAL OB/XF														33,101								
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	75,000.00	75,000.00	75,000							