

BUILDING CHARACTERISTICS		CONSTRUCTION	
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		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.5	1.5	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	23316.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,325	100	
FGR	876	55	
FHS	524	60	
FOP	150	30	
FOP	236	30	
FOP	462	30	
TOTALS	5,573		

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								
			Heated Area: 3849			HX Base Yr 2022					

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		590,403
TOTAL MARKET OB/XF VALUE		33,389
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		698,792
SOH/AGL Deduction		78,265
ASSESSED VALUE		620,527
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		569,116
TOTAL JUST VALUE		698,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		705,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41086	POOL		12/31/2020
40718	SFR	0	10/15/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/2782	7/27/2020	WD Q	Q	V	01	100,000
GRANTOR: GARY C & SUE B TOWNS						
GRANTEE: WILLIAM B & BRANDAL						
1004/0195	1/05/2004	WD Q	Q	V		70,000
GRANTOR: RICK GARDNER						
GRANTEE: GARY C & SUE B TOWN						

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	0280	POOL R/CON	0	100	26	15			70.00	100	2022	2021		93	25,389	
2	0260	PAVEMENT-A	0	100	0	0			8,000.00	100	2022	2021		100	8,000	

300 NW EMPORIA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2022
INC DATE		AG DATE	MLU

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=40,10] S14 W5 S42 E5 S6 E13 N11 E19 S11 E19 N1 E15 N4 E2 N35 W3 N17 W15 S3 S14 W33 N14 N8 W17 \$									
FGR=[ORIG=91,107] E12 N2 E12 N38 W9 S4 W15 S36 \$									
FHS=[ORIG=135,67] S17 W3 S10 E3 S11 E13 N38 W13 \$									
FOP=[ORIG=57,18] S14 E33 N14 W33 \$									
FOP=[ORIG=53,72] E10 S3 E9 N14 W19 S11 \$									
FOP=[ORIG=90,5] S10 E15 N10 W15 \$									

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	0133	C	SFR LAKE	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							