

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		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
NEIGHBORHOOD/LOC	23316.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,677	100	
FGR	539	55	
FOP	102	30	
FOP	242	30	
TOTALS	2,560		

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: 1677						HX Base Yr 2022					

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		269,279
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		299,199
SOH/AGL Deduction		68,772
ASSESSED VALUE		230,427
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		129,016
TOTAL JUST VALUE		299,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,004

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048636	Remodel	4,068	11/13/2023
000047192	Solar Power Syste	24,903	05/10/2023
40918	SFR	0	11/19/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1413	3/29/2024	WD	Q	V	04	33,000
GRANTOR: LAKE CITY GATEWAY, LL						
GRANTEE: TURNER FAMILY TRUST						
1480/904	12/01/2022	WD	U	V	11	100
GRANTOR: WOODBOROUGH NORTH LLC						
GRANTEE: LAKE CITY GATEWAY,						

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
1	0166	CONC, PAVMT	0	100	0	640.00	UT	3.00	3.00	100	2022	2021		100
TOTALS														

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[ORIG=70,10] S17 W1 S6 E1 S11 E11 S3 E11 S2 E8 N3 E6 S9 S1 E13 N14 E1 N6 W1 N15 W22 N11 W27 \$	
FOP=[ORIG=97,10] S11 E22 N11 W22 \$	
FGR=[ORIG=70,44] S26 E22 N15 N6 N2 W11 N3 W11 \$	
FOP=[ORIG=92,49] S6 E14 N9 W6 S3 W8 \$	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							