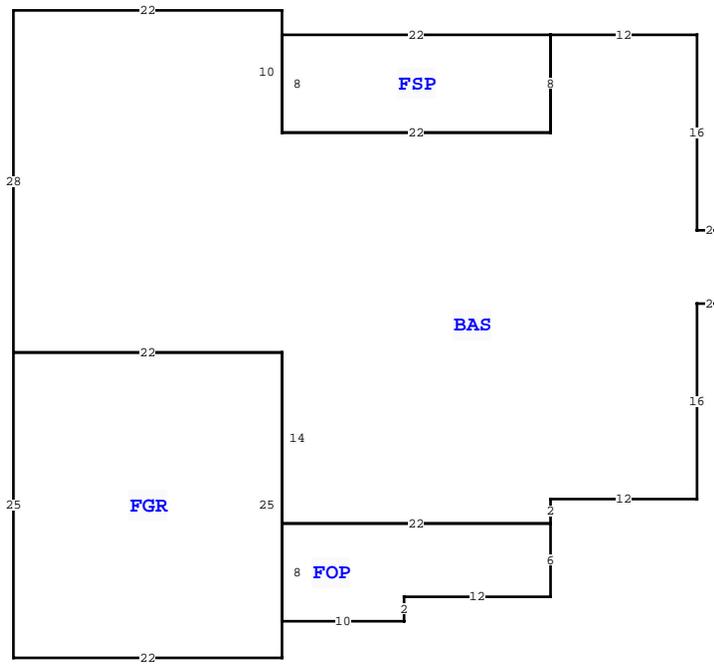


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	02	02	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	1,788	100	
FGR	550	55	
FOP	152	30	
FSP	176	40	
TOTALS	2,666		

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%	- 2023		252,521		2020			5.00	95.00
Heated Area: 1788											
HX Base Yr 2023											



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		239,895
TOTAL MARKET OB/XF VALUE		1,872
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		276,767
SOH/AGL Deduction		12,672
ASSESSED VALUE		264,095
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		212,684
TOTAL JUST VALUE		276,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39483	SFR	0	03/26/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1473/207	8/08/2022	WD Q	Q	I	01	326,000
GRANTOR: TRESPALACIOS CHAD ALA						
GRANTEE: PAYTON EMAINI						
1428/949	1/19/2021	WD Q	Q	I	01	269,900
GRANTOR: DON LITTLE CONSTRUCTI						
GRANTEE: TRESPALACIOS CHAD A						

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	0166	CONC,PAVMT	0	100	0	0		2.25	100	2021	2020		100	1,872	

212 NW TURKEY CREEK WAY, LAKE CITY

BLD DATE		LGL DATE	04/03/2025	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=100,19] W12 S8 W22 N10 W22 S28 E22 S14 E22 N2 E12 N16 E2 N6 W2 N16 \$									
FGR=[ORIG=44,45] E22 S25 W22 N25 \$									
FSP=[ORIG=88,19] W22 S8 E22 N8 \$									
FOP=[ORIG=88,59] W22 S8 E10 N2 E12 N6 \$									

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	35,000.00	35,000.00	35,000							