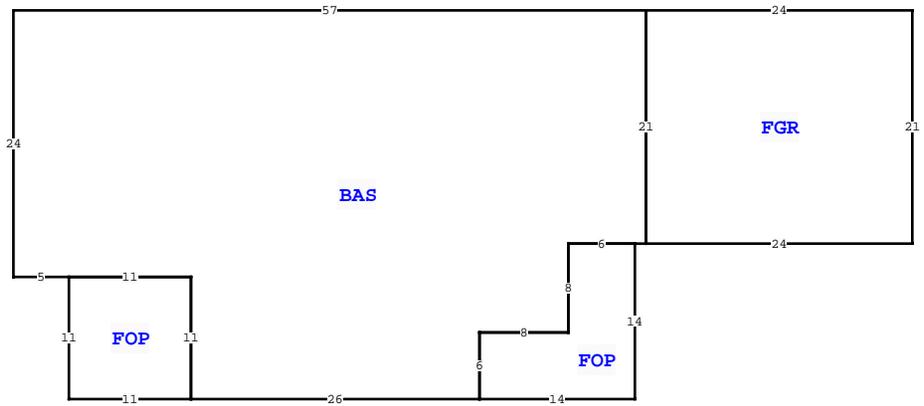


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,026	118.5030	132.72	268,891	2021	2021	15	0	4.00	81.00		
1 SINGLE FAM 100% - 2022 Heated Area: 1673 HX Base Yr 2022													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,673	100		1,673	179,853
FGR	504	55		277	29,778
FOP	121	30		36	3,870
FOP	132	30		40	4,300
<b>TOTALS</b>	<b>2,430</b>			<b>2,026</b>	<b>217,802</b>

179 NW TURKEY CREEK WAY, LAKE CITY

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

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	500.00	UT	3.00	3.00	100	2022	2021		100	1,500	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	3,500.00	3,500.00	100	2022	2021		100	3,500	

TOTAL OB/XF 5,000

LAND DESCRIPTION																								
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	0.70	28,000.00	19,600.00	19,600							

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		217,802
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		19,600
TOTAL MARKET VALUE		242,402
SOH/AGL Deduction		120,023
ASSESSED VALUE		122,379
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		20,968
TOTAL JUST VALUE		242,402
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39638	SFR	0	04/21/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1434/815	4/02/2021	WD Q	Q	I	01	267,700
GRANTOR: WOODBOROUGH NORTH LLC						
GRANTEE: RASMUSSEN GLENN						
1402/2049	1/06/2020	WD U	V	V	16	544,000
GRANTOR: FAISAL FAMILY INVESTM						
GRANTEE: WOODBOROUGH NORTH L						

BUILDING NOTES													
BAS=[ORIG=-10,-20] S24 E5 E11 S11 E26 N6 E8 N8 E6 E1 N21 W57 \$													
FOP=[ORIG=-5,4] S11 E11 N11 W11 \$													
FOP=[ORIG=32,9] S6 E14 N14 W6 S8 W8 \$													
FGR=[ORIG=47,-20] S21 E24 N21 W24 \$													

BUILDING DIMENSIONS													
BAS=[ORIG=-10,-20] S24 E5 E11 S11 E26 N6 E8 N8 E6 E1 N21 W57 \$													
FOP=[ORIG=-5,4] S11 E11 N11 W11 \$													
FOP=[ORIG=32,9] S6 E14 N14 W6 S8 W8 \$													
FGR=[ORIG=47,-20] S21 E24 N21 W24 \$													