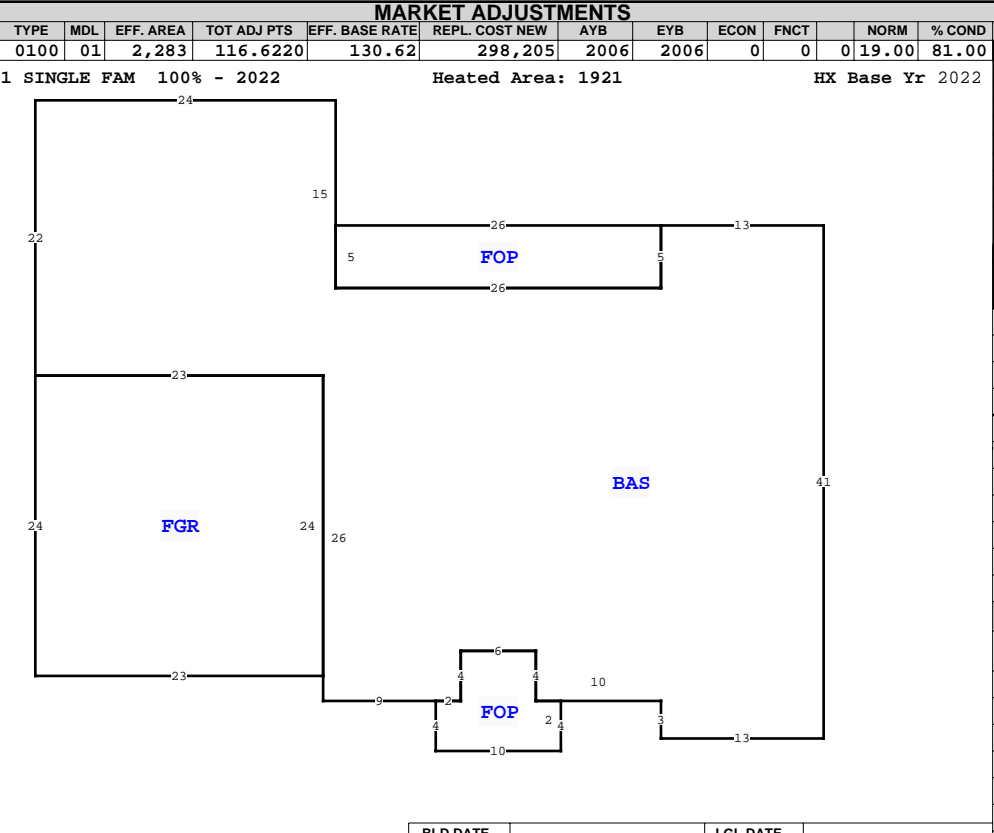


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100



VALUATION BY		STANDARD	
VALUATION SUMMARY			
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	241,546		
TOTAL MARKET OB/XF VALUE	6,645		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	283,191		
SOH/AGL Deduction	40,474		
ASSESSED VALUE	242,717		
TOTAL EXEMPTION VALUE	51,411	HX HB	
BASE TAXABLE VALUE	191,306		
TOTAL JUST VALUE	283,191		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	286,173		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048651	Roof Replacement	22,058	11/14/2023
24641	SFR	598	06/19/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1432/5	3/05/2021	WD Q	Q	I	01	230,000

GRANTOR: ALBRITTON DAVID E
GRANTEE: JOHNSON ROGER LEE
1309/1085 2/10/2016 WD Q I 01 170,000
GRANTOR: BUEL A & DONNA G BROW
GRANTEE: DAVID E ALBRITTON (

Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23416.00	1.00/

EXTRA FEATURES		179 SW GUINEVERE WAY, LAKE CITY														
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	UT	3.00	3.00	100	2006	2006	3	100	2,790	
2	0070	CARPORT UF	0	100	18	20	UT	2.00	2.00	100	2009	2009	3	100	720	
3	0169	FENCE/WOOD	0	100	0	0	UT	13.50	13.50	70	2009	2009	3	70	2,835	
4	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	2009	2009	3	100	300	

BLD DATE		LGL DATE	04/14/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= W13 FOP= W26 S5 E26 N5 S5 W26 N15 W24 S22 FGR= S24 E23 N24 W23 E23 S26 E9 FOP= S4 E10 N4 W2 N4 W6 S4 W2 E2 N4 E6 S4 E10 S3 E13 N41 S.	

LAND DESCRIPTION		TOTAL OB/XF 6,645																						
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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							