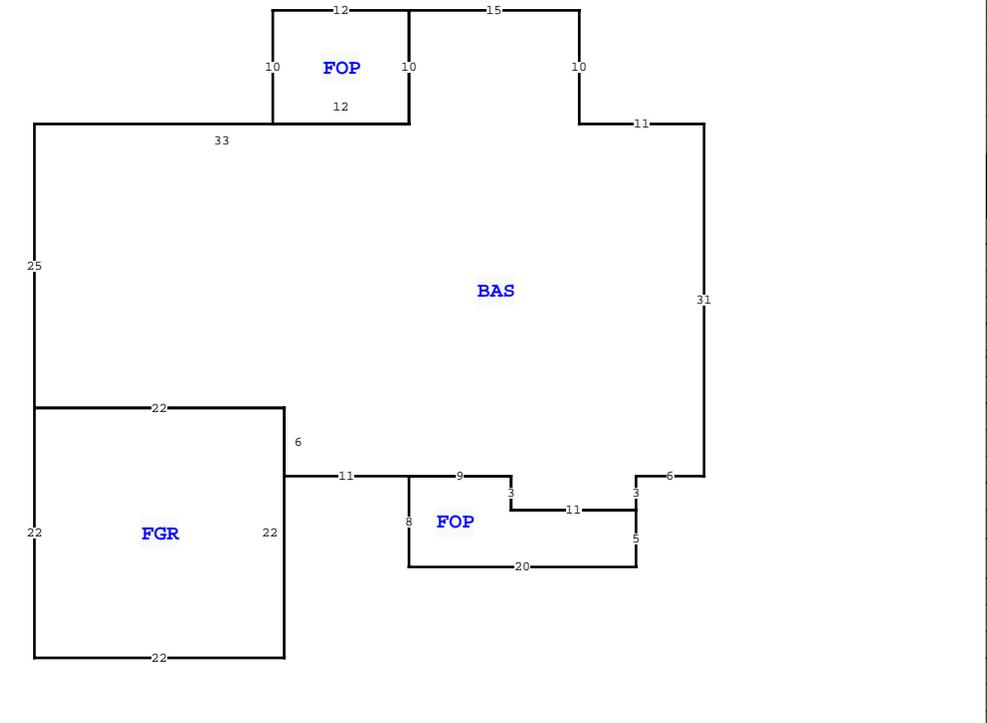


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,220	117.2556	133.67	296,747	2018	2018	0	0	7.00	93.00



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	24416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,880	100		1,880	233,709
FGR	484	55		266	33,067
FOP	120	30		36	4,475
FOP	127	30		38	4,723
TOTALS	2,611			2,220	275,975

140 SW GARDNER TER, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/14/2026 MLU

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	1,002.00	UT	2.00	2.00	100	2018	2018	3	100	2,004	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

EXTRA FEATURES																
TOTAL OB/XF 7,004																

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							

LAND DESCRIPTION																								
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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		275,975
TOTAL MARKET OB/XF VALUE		7,004
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		317,979
SOH/AGL Deduction		100,113
ASSESSED VALUE		217,866
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		166,455
TOTAL JUST VALUE		317,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054838	Additions	37,700	01/16/2026
36317	SFR	906	02/13/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1375/0880	12/28/2018	WD Q	Q	I	01	224,000
GRANTOR: BULLARD MANAGEMENT SE						
GRANTEE: PATRICK S MCAHON &						
1349/0585	12/05/2017	WD U	V	V	30	15,000
GRANTOR: ADAM'S CONSTRUCTION L						
GRANTEE: BULLARD MANAGEMENT						

BUILDING NOTES																
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BUILDING DIMENSIONS
BAS= W11 N10 W15 FOP= W12 S10 E12 N10\$ S10 W33 S25 FGR= S22 E22 N22 W22\$ E22 S6 E11 FOP= S8 E20 N5 W11 N3 W9\$ E9 S3 E11 N3 E6 N31\$.