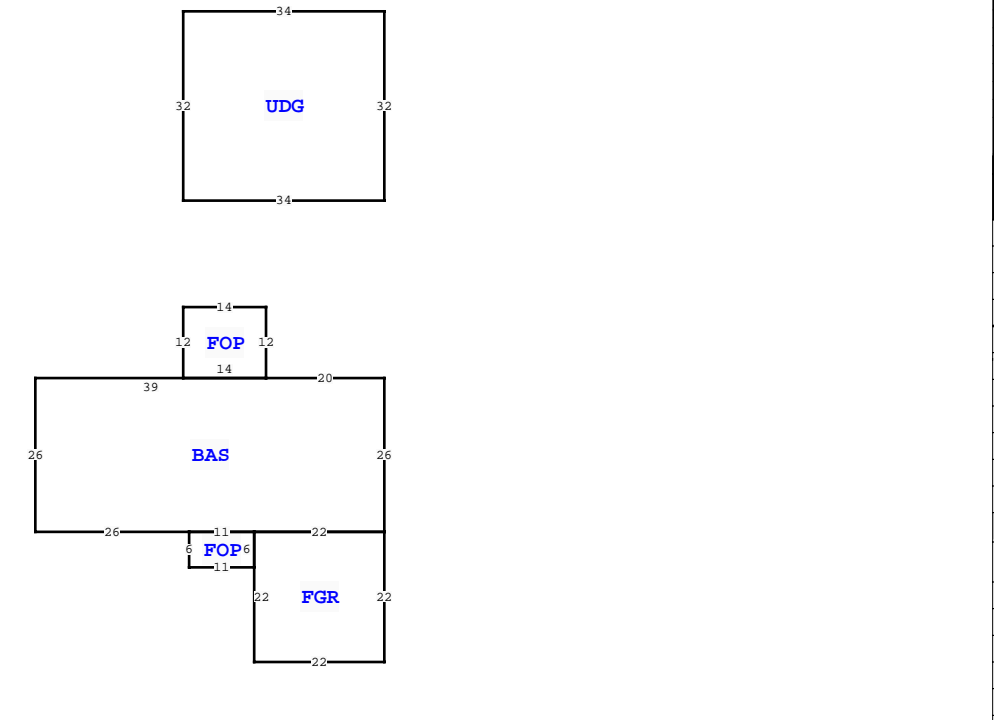


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2024		127.11	313,707	2005	2005	0	0	20.50	79.50



MAP NUM	MKT AREA	06			
24416.00	1.00/				
NEIGHBORHOOD/LOC	24416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,534	100		1,534	155,015
FGR	484	55		266	26,880
FOP	66	30		20	2,021
FOP	168	30		50	5,053
UDG	1,088	55		598	60,430
TOTALS	3,340			2,468	249,397

147 SW MELBA GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	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	2,124.00	UT	2.00	2.00	100	2005	2005	3	100	4,248	
2	0120	CLFENCE	4	0	100	0	384.00	UT	4.50	4.50	100	2005	2005	3	100	1,728	
3	0210	GARAGE	U	0	100	30	1.00	UT	9,000.00	9,000.00	100	2025	2024		100	9,000	

TOTAL OB/XF 14,976

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							

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		249,397
TOTAL MARKET OB/XF VALUE		14,976
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		299,373
SOH/AGL Deduction		65,760
ASSESSED VALUE		233,613
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		182,202
TOTAL JUST VALUE		299,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048664	Remodel	2,482	11/15/2023
000046931	Roof Replacement	13,400	04/11/2023
22800	GARAGE	140	02/09/2005
22398	SFR	477	10/15/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/2410	8/24/2023	WD	Q	I	01	310,000
GRANTOR: ALLEN JUDITH A						
GRANTEE: PARKER JAMES R						
1038/0244	2/11/2005	WD	Q	I		138,900
GRANTOR: PETER W GIEBEIG						
GRANTEE: RICHARD E & JUDITH						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W20 FOP= N12 W14 S12 E14\$ W39 S26 E26 FOP= S6 E11 N6 W11\$ E11 FGR= S22 E22 N22 W22\$ E22 N26\$ PTR= N30 UDG= N32 W34 S32 E34\$ S30\$.