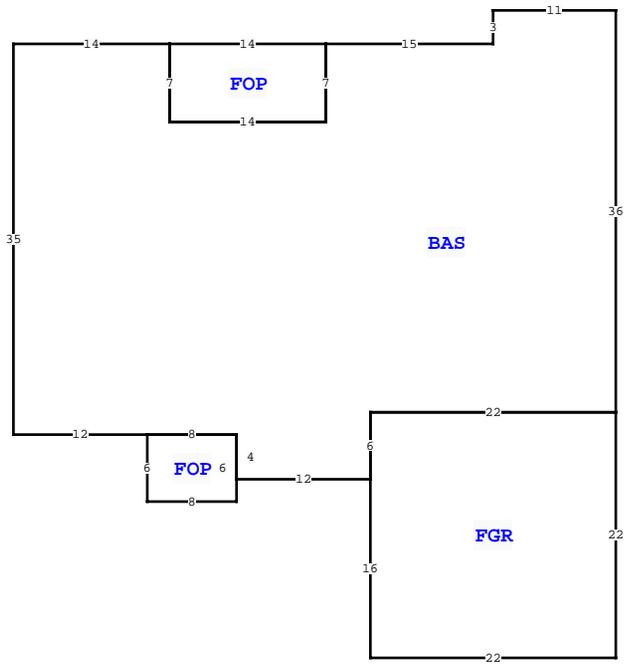


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,138	110.6000	126.08	269,559	2006	2006	0	0	19.00	81.00	
1 SINGLE FAM 100% - 2024 Heated Area: 1829 HX Base Yr 2024												



MAP NUM	MKT AREA	06			
24416.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,829	100		1,829	186,786
FGR	484	55		266	27,165
FOP	48	30		14	1,430
FOP	98	30		29	2,961
TOTALS	2,459			2,138	218,343

EXTRA FEATURES		119 SW PLATEAU GLN, 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	0		3.00	100	2006	2006	3	100	4,602	
2	0296	SHED METAL	0	100	0	0	0		0.00	100	2014	2014	3	100	1,400	

LAND DESCRIPTION		TOTAL OB/XF 6,002																						
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 SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		218,343
TOTAL MARKET OB/XF VALUE		6,002
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		259,345
SOH/AGL Deduction		3,520
ASSESSED VALUE		255,825
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		204,414
TOTAL JUST VALUE		259,345
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046561	Roof Replacement	14,820	02/21/2023
24277	SFR	575	03/22/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/1656	9/08/2023	WD Q	Q	I	01	315,000
GRANTOR: MCCRAY WILSON HARRING						
GRANTEE: DUBOIS STACI NICKOL						
1444/445	8/02/2021	WD U	U	I	11	100
GRANTOR: MCCRAY WILSON HARRING						
GRANTEE: MCCRAY WILSON HARRI						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W11 S3 W15 FOP= W14 S7 E14 N7\$ S7 W14 N7 W14 S35 E12 FOP= S6 E8 N6 W8\$ E8 S4 E12 FGR= S16 E22 N22 W22 S6 \$ N6 E22 N36\$.	