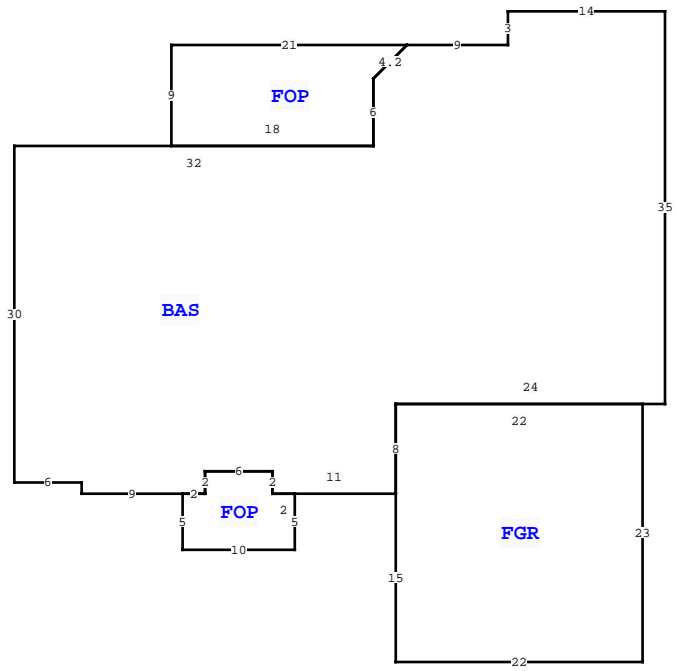


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
1	SINGLE FAM	100% - 2016									
Heated Area: 1860 HX Base Yr 2016											



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	24416.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	197,636
FGR	506	55		278	29,539
FOP	62	30		19	2,019
FOP	167	30		50	5,313
TOTALS	2,595			2,207	234,506

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	2007	2007	3	100	4,281	
2	0169	FENCE/WOOD	0	100	0	0	0		10.50	100	2014	2014	3	100	1,838	

161 SW LIGHTER GLN, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/14/2026
										INC DATE		AG DATE	MLU

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		234,506
TOTAL MARKET OB/XF VALUE		6,119
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		275,625
SOH/AGL Deduction		96,246
ASSESSED VALUE		179,379
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,968
TOTAL JUST VALUE		275,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		278,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046909	Roof Replacement	15,200	04/06/2023
24635	SFR	612	06/15/2006
23942	SFR	611	12/07/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/50	5/27/2025	WD	U	I	11	100

GRANTOR: NELSON STEPHEN
GRANTEE: NELSON VIRGINIA POO
1301/0320 9/15/2015 WD Q I 01 177,500
GRANTOR: TIFFANY R WILSON
GRANTEE: VIRGINIA & STEPHEN

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 S3 W9 FOP= W21 S9 E18 N6 R3 U3 \$ D3 L3 S6 W32 S30 E6 S1 E9 FOP= S5 E10 N5 W2 N2 W6 S2 W2\$ E2 N2 E6 S2 E11 FGR= S15 E22 N23 W22 S8\$ N8 E24 N35\$.	

LAND DESCRIPTION										TOTAL OB/XF														
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							