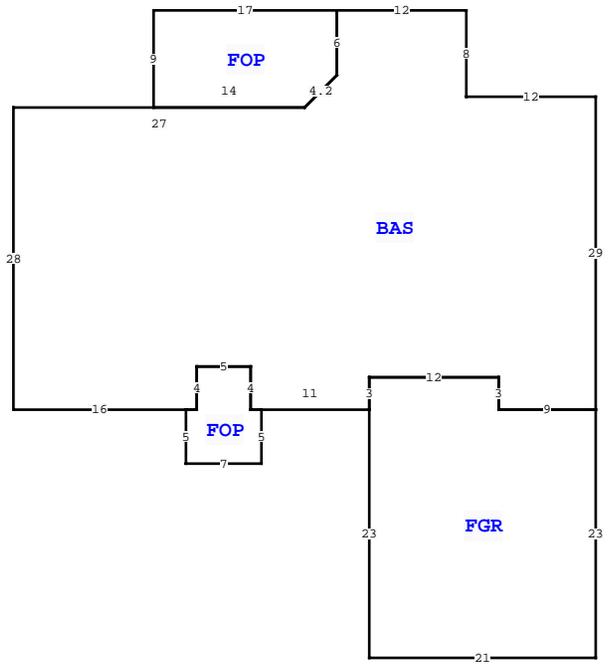


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	12	HARDWOOD	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
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
BAS	1,581	100	
FGR	519	55	
FOP	55	30	
FOP	149	30	
TOTALS	2,304		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100% - 2020									
Heated Area: 1581						HX Base Yr 2020					



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		246,420
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		283,520
SOH/AGL Deduction		85,938
ASSESSED VALUE		197,582
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		146,171
TOTAL JUST VALUE		283,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37711	SFR	854	02/04/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1390/0189	7/29/2019	WD Q	Q	I	01	219,900
GRANTOR: GIBALTAR CONTRACTING						
GRANTEE: TAYLOR J & JENNA K						
1374/1389	12/14/2018	WD Q	Q	V	05	126,000
GRANTOR: MARK MAGSTADT						
GRANTEE: GIBALTAR CONTRACTI						

EXTRA FEATURES		275 SW ARROWBEND DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100

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	1,050.00	UT	2.00	2.00	100	2019	2019	3	100	2,100	

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

BUILDING DIMENSIONS	
BAS= W12 N8 W12 FOP= W17 S9 E14 R3 U3 N6\$ S6 D3 L3 W27	
S28 E16 FOP= S5 E7 N5 W1 N4 W5 S4 W1\$ E1 N4 E5 S4 E11 FGR=	
S23 E21 N23 W9 N3 W12 S3\$ N3 E12 S3 E9 N29\$.	

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	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							