

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,168	114.6420	130.69	283,336	1976	1976	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1596 HX Base Yr 2011

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		184,168
TOTAL MARKET OB/XF VALUE		4,095
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		213,263
SOH/AGL Deduction		97,548
ASSESSED VALUE		115,715
TOTAL EXEMPTION VALUE	HX HB WR SX	106,411
BASE TAXABLE VALUE		9,304
TOTAL JUST VALUE		213,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,536

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100		1,596	135,578
FEP	288	80		230	19,538
FGR	440	55		242	20,558
FOP	112	30		34	2,888
FST	120	55		66	5,607
TOTALS	2,556			2,168	184,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26954	MAINT/ALTR	50	04/25/5008
000049486	Roof Replacement	15,770	03/22/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1257/2033	6/26/2013	WD U	I	11	0	
GRANTOR: DALE E SIMMONS (AKA D)						
GRANTEE: DALE EDWARD SIMMONS						
1197/0526	6/30/2010	WD Q	I	01	135,500	
GRANTOR: LESTER BEYER & LESTER						
GRANTEE: DALE E SIMMONS						

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	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	75	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0294	SHED WOOD/	0	100	12	12	144.00	UT	7.50	7.50	100	1993	1993	3	100	1,080	
5	0120	CLFENCE 4	0	100	18	4	72.00	UT	7.50	7.50	100	2006	2006	3	100	540	

EXTRA FEATURES		406 SW RANDALL TER, LAKE CITY	
BLD DATE	XF DATE	INC DATE	LGL DATE
			04/14/2026
			MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 FEP= W24 S12 E24 N12\$ S12 W27 FST= W15 S8 E15 N8\$ S8 FGR= W15 S22 E20 N22 W5\$ E5 S18 FOP= S4 E28 N4 W28\$ E28 S4 E18 N42\$.	

LAND DESCRIPTION		TOTAL OB/XF 4,095																						
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	1180.00	170.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							