

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	27	PREFIN MTL 100	
Roof Structur	09	RIDGE FRME 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	13	LAM/VNLPLK 100	
Ceiling	01	FIN.SUSPD 100	
Air Condition	06	ENG CENTRL 100	
Heating Type	09	ENG F AIR 100	
Fixtures		4 100	
Frame	05	STEEL 100	
Story Height		12 100	
RMS		0 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	07	07	
DOR CODE	2500 REPAIR SERVICE		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,000	100	
FST	1,000	50	
TOTALS	3,000		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	OFFICE LOW	0%	- 2022									Heated Area: 2000 HX Base Yr	

BAS
FST

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	1,207,822		
TOTAL MARKET OB/XF VALUE	25,255		
TOTAL LAND VALUE - MARKET	191,250		
TOTAL MARKET VALUE	1,424,327		
SOH/AGL Deduction	0		
ASSESSED VALUE	1,424,327		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,424,327		
TOTAL JUST VALUE	1,424,327		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,410,650		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35618	COMMERCIAL	1,068	07/28/2017
35619	COMMERCIAL	1,746	07/28/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1949	12/09/2021	WD	U	I	30	3,482,200
GRANTOR: AG-PRO REAL ESTATE IN						
GRANTEE: AGNL TRACTOR III (F						
1451/2242	11/03/2021	WD	U	I	30	2,165,000
GRANTOR: SKINNER GLEN RAY & SA						
GRANTEE: AG-PRO REAL ESTATE						

EXTRA FEATURES																	
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	0260	PAVEMENT-A	0	0	0	0	11,800.00	UT	1.60	1.60	100	2018	2018	3	100	18,880	
2	0166	CONC, PAVMT	0	0	0	0	400.00	UT	2.25	2.25	100	2018	2018	3	100	900	
3	0140	CLFENCE	6	0	0	0	730.00	UT	7.50	7.50	100	2018	2018	3	100	5,475	

TOTAL OB/XF														25,255	
692 SW ARROWHEAD TER, LAKE CITY															
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W40 S50 E40 FST= E20 N50 W20 S50\$ N50\$.									

LAND DESCRIPTION										TOTAL OB/XF										25,255				
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	2500	C	SRVC SHOPS	0			0.00	0.00	2.50	AC		1.00	1.00	1.00	76,500.00	76,500.00	191,250							

