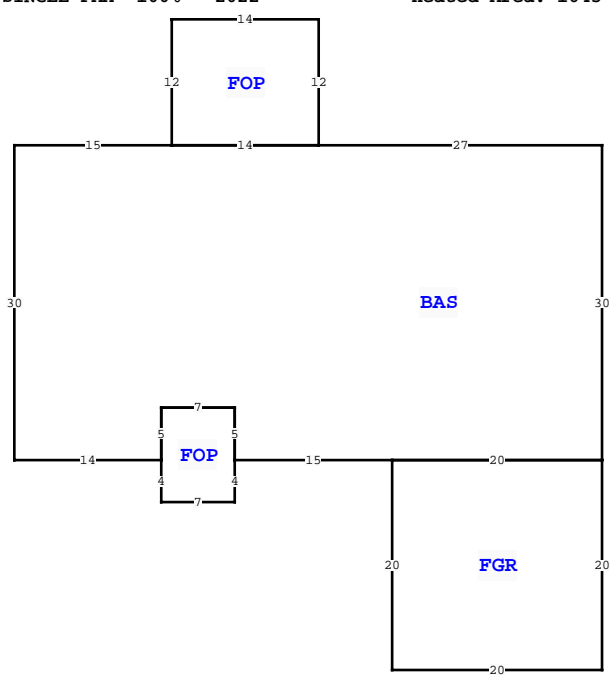


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,645	100	
FGR	400	55	
FOP	63	30	
FOP	168	30	
TOTALS	2,276		

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%	- 2022									
				Heated Area: 1645				HX Base Yr 2022				



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		246,413
TOTAL MARKET OB/XF VALUE		17,520
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		298,933
SOH/AGL Deduction		41,263
ASSESSED VALUE		257,670
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		206,259
TOTAL JUST VALUE		298,933
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044621	Storage Building	18,000	06/06/2022
000042012	New Residential C	160,000	05/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1736	6/26/2025	LE	U	I	14	100
GRANTOR: SHIPLEY KEVIN M						
GRANTEE: SHIPLEY KEVIN M (EN						
1454/2456	12/09/2021	WD	Q	I	01	315,900
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: SHIPLEY KEVIN MICHA						

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	0166	CONC, PAVMT	0	100	0	0	UT	3.00	3.00	100	2022	2021		100	2,220	
2	0169	FENCE/WOOD	0	100	0	0	UT	2,900.00	2,900.00	100	2023	2022		100	2,900	
3	0166	CONC, PAVMT	0	100	0	0	UT	400.00	400.00	100	2023	2022		100	400	
4	0030	BARN, MT	0	100	0	0	UT	12,000.00	12,000.00	100	2025	2024		100	12,000	

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

BUILDING NOTES	
810 SW CHESTERFIELD CIR, LAKE CITY	
BUILDING DIMENSIONS	
BAS=[ORIG=60,10] S30 E14 N5 E7 S5 E15 E20 N30 W27 W14 W15 \$	
FGR=[ORIG=96,40] S20 E20 N20 W20 \$	
FOP=[ORIG=75,-2] S12 E14 N12 W14 \$	
POP=[ORIG=74,35] S5 S4 E7 N4 N5 W7 \$	

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								