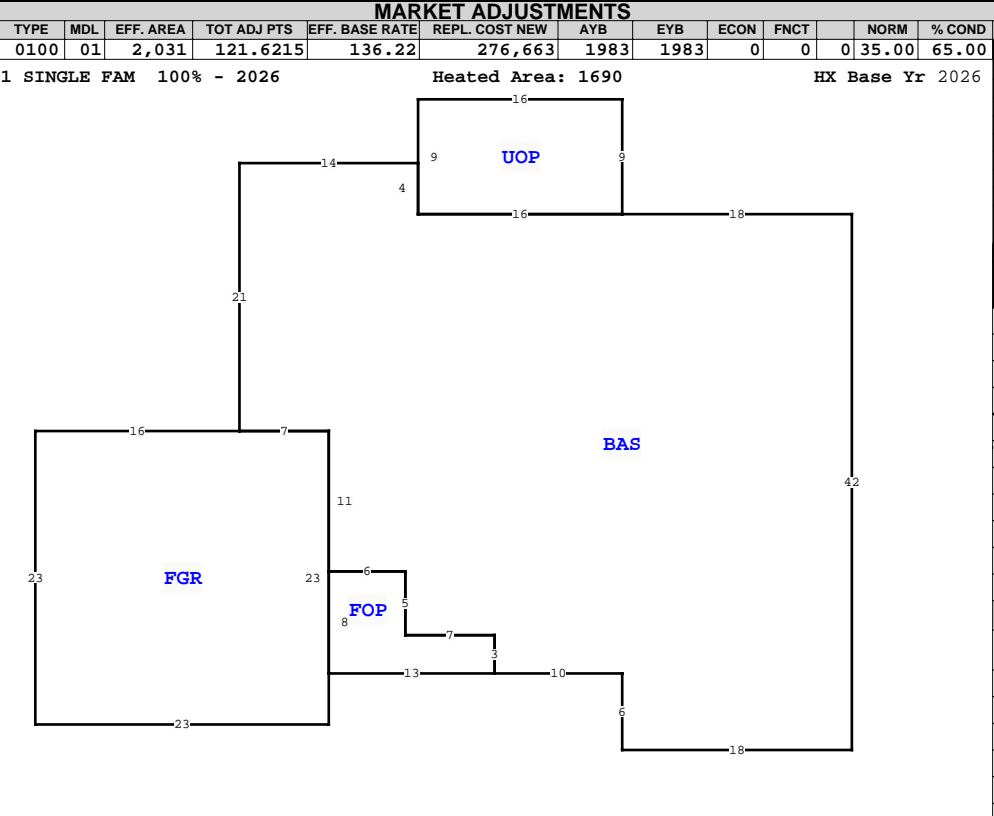


ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	21	STONE 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100



QUALITY	CD	CONSTRUCTION			
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	25316.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,690	100		1,690	149,638
FGR	529	55		291	25,766
FOP	69	30		21	1,860
UOP	144	20		29	2,568
<b>TOTALS</b>	<b>2,432</b>			<b>2,031</b>	<b>179,831</b>

2185 NW LAKE JEFFERY RD, LAKE CITY  
BLD DATE: 04/21/2023 MLU  
XF DATE: \_\_\_\_\_  
INC DATE: \_\_\_\_\_  
LGL DATE: \_\_\_\_\_  
LAND DATE: \_\_\_\_\_  
AG DATE: \_\_\_\_\_

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	2,251	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2023	2022		80	4,800	

**TOTAL OB/XF** 8,251

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-1	0.00	0.00	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		179,831
TOTAL MARKET OB/XF VALUE		8,251
TOTAL LAND VALUE - MARKET		37,000
TOTAL MARKET VALUE		225,082
SOH/AGL Deduction		0
ASSESSED VALUE		225,082
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		168,671
TOTAL JUST VALUE		225,082
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051405	Roof Replacement	12,000	11/06/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/2271	3/14/2025	WD Q	Q	I	01	285,000
GRANTOR: WARD JO C SARGENT TRU						
GRANTEE: BECHTEL MARION LAVE						
0600/0308	8/01/1986	WD Q	Q	I		80,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

**BUILDING DIMENSIONS**  
BAS= W14 S21 FGR= W16 S23 E23 N23 W7\$ E7 S11 FOP= S8 E13 N3 W7 N5 W6\$ E6 S5 E7 S3 E10 S6 E18 N42 W18 UOP= N9 W16 S9 E16\$ W16 N4\$ .