

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	19	COMMON BRK	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	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		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	25316.04	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,886	100		1,886	151,828
FOP	80	30		24	1,932
USP	480	35		168	13,525
TOTALS	2,446			2,078	167,284

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%	- 2016		Heated Area: 1886					HX Base Yr	2016

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VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		167,284	
TOTAL MARKET OB/XF VALUE		11,662	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		197,446	
SOH/AGL Deduction		90,964	
ASSESSED VALUE		106,482	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		55,071	
TOTAL JUST VALUE		197,446	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		197,446	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048703	Roof Replacement	17,422	11/20/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1298/2769	8/03/2015	WD	U	I	11	100

GRANTOR: THOMAS & ELEANOR S CA
GRANTEE: DEANA CAIN VICKERY

EXTRA FEATURES		726 NW BRADY CIR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0.00
2	0180	FPLC 1STRY	2,000.00
3	0258	PATIO	0.00
4	0294	SHED WOOD/	0.00
5	0252	LEAN-TO W/	2.00
6	0251	LEAN TO W/	3.00
7	0169	FENCE/WOOD	0.00
8	0031	BARN, MT AE	0.00
9	0252	LEAN-TO W/	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/21/2023		

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	0	0.00	0.00	100	0	0	3	100	1,050	
2	0180	FPLC 1STRY	0	100	0	0	0	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0258	PATIO	0	100	0	0	0	0.00	0.00	100	0	0	3	100	150	
4	0294	SHED WOOD/	0	100	0	0	0	0.00	0.00	100	1993	1993	3	100	800	
5	0252	LEAN-TO W/	0	100	11	11	121.00	2.00	2.00	100	1993	1993	3	100	242	
6	0251	LEAN TO W/	0	100	10	14	140.00	3.00	3.00	100	1993	1993	3	100	420	
7	0169	FENCE/WOOD	0	100	0	0	0	0.00	0.00	100	2017	2017	3	100	500	
8	0031	BARN, MT AE	0	100	0	0	0	0.00	0.00	100	2017	2017	3	100	5,500	
9	0252	LEAN-TO W/	0	100	0	0	0	0.00	0.00	100	2017	2017	3	100	1,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W10 USP= N12 W40 S12 E40\$ W56 S36 E25 N10 FOP= E20 N4 W20 S4\$ N4 E20 S4 E21 N26\$.

LAND DESCRIPTION		TOTAL OB/XF 11,662																						
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	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

TOTAL OB/XF 11,662	