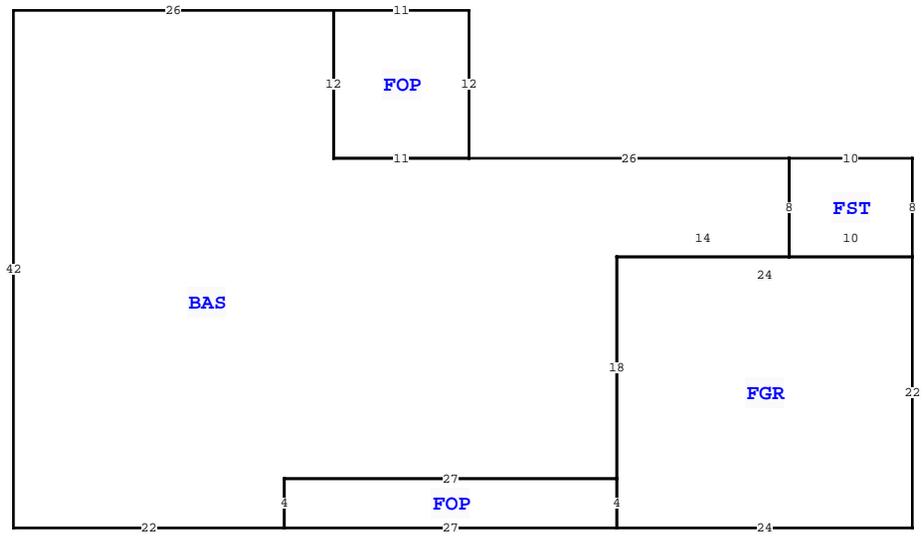


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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% - 0										



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100		1,786	147,632
FGR	528	55		290	23,971
FOP	108	30		32	2,645
FOP	132	30		40	3,307
FST	80	55		44	3,637
TOTALS	2,634			2,192	181,192

118 SW BLUEBERRY PL, LAKE CITY

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

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	0	0	3	100	1,190	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1988	1988	3	40	14,336	
4	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
6	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

TOTAL OB/XF 30,526

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	1155.00	170.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		181,192
TOTAL MARKET OB/XF VALUE		30,526
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		234,218
SOH/AGL Deduction		82,615
ASSESSED VALUE		151,603
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		100,192
TOTAL JUST VALUE		234,218
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,640

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0769/1063	11/16/1992	WD	Q	I		85,000
GRANTOR: THOMAS L PIERSON						
GRANTEE: THOMAS W HERRING						
0720/0447	5/25/1990	WD	Q	I		93,900
GRANTOR: J T PARK						
GRANTEE: THOMAS L PIERSON						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W26 FOP= N12 W11 S12 E11\$ W11 N12 W26 S42 E22 FOP= E27 N4 W27 S4\$ N4 E27 FGR= S4 E24 N22W24 S18\$ N18 E14 FST= E10 N8 W10 S8\$ N8\$.	