

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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%	- 2024									Heated Area: 2989	HX Base Yr 2025



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VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		285,244	
TOTAL MARKET OB/XF VALUE		33,976	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		341,720	
SOH/AGL Deduction		0	
ASSESSED VALUE		341,720	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		290,309	
TOTAL JUST VALUE		341,720	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		345,824	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40833	GENERATOR	0	11/02/2020
000031968	Roof Replacement	0	05/19/2014
31968	MAINT/ALTR	55	05/19/2014

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	21,872
BAS	336	100		336	30,620
BAS	2,413	100		2,413	219,903
FCP	400	25		100	9,113
FOP	138	30		41	3,737

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/1963	6/26/2023	WD	Q	I	01	442,500

GRANTOR: CASON P DEWITT
GRANTEE: NIELSEN DANIEL
1402/1745 | 1/06/2020 | WD | U | I | 14 | 0
GRANTOR: P D CASON (LIFE EST)
GRANTEE: P DEWITT CASON & SH

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	0	0	3	100	1,200
2	0280	POOL R/CON	0	100	32	16		512.00	UT 70.00	70.00	100	1975	1975	3	40	14,336
3	0166	CONC,PAVMT	0	100	0	0		1.00	UT 0.00	0.00	100	1993	1993	3	100	3,500
4	0296	SHED METAL	0	100	12	18		216.00	UT 15.00	15.00	100	1993	1993	3	100	3,240
5	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	0.00	100	2019	2019	3	100	2,000
6	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	6,000.00	100	2021	2020		70	4,200
7	0166	CONC,PAVMT	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2021	2020		100	3,500
8	9910	RV SITE/RE	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2024	2023		100	2,000

TOTAL OB/XF														33,976			
193 SW STEWART LOOP, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/21/2023
														INC DATE		AG DATE	MLU

BUILDING NOTES													
BUILDING DIMENSIONS													

BAS= W59 BAS= N24 W14 BAS= W10 S24 E10 N24\$ S24 E14\$ W24 S15
FCP= S20 E20 N20 W20\$ E20S20 E15 FOP= S2 E23 N6 W23 S4\$ N4
E23 S4 E25 N35\$.

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	1600.00	264.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							