

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1.100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,012	126.7596	141.97	285,644	1992	1992	0	0	33.00	67.00

1 SINGLE FAM 100% - 2024 Heated Area: 1617 HX Base Yr 2024

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		191,381
TOTAL MARKET OB/XF VALUE		2,240
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		235,621
SOH/AGL Deduction		144,317
ASSESSED VALUE		91,304
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		39,893
TOTAL JUST VALUE		235,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,478

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,617	100		1,617	153,809
FGR	525	55		289	27,489
FOP	75	30		22	2,092
FSP	209	40		84	7,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31765	MAINT/ALTR	65	02/25/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/456	10/10/2023	QC	U	I	11	100

GRANTOR: HILL BOBBY J
GRANTEE: HILL BOBBY JOE AND
1482/1316 12/22/2022 WD Q I 01 265,000
GRANTOR: LUMPKINS CAROLYN A
GRANTEE: HILL BOBBY J

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	16 100	1,600.00	UT	1.40	1.40	100	0	0	3	100	2,240	

EXTRA FEATURES		TOTAL OB/XF	
1428 NW FRONTIER DR, LAKE CITY		2,240	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W27 S9 FSP= W19 S11 E19 N11\$ S11 W19 N4 W7 S35 E13 FOP= E15 N5 W15 S5\$ N5 E15 FGR= S5 E25 N21 W25 S16\$ N16E25 N11 E1 N6 W1 N13\$.	

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	0140	C	SFR GOLF	100		RSF	2129.00	155.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							