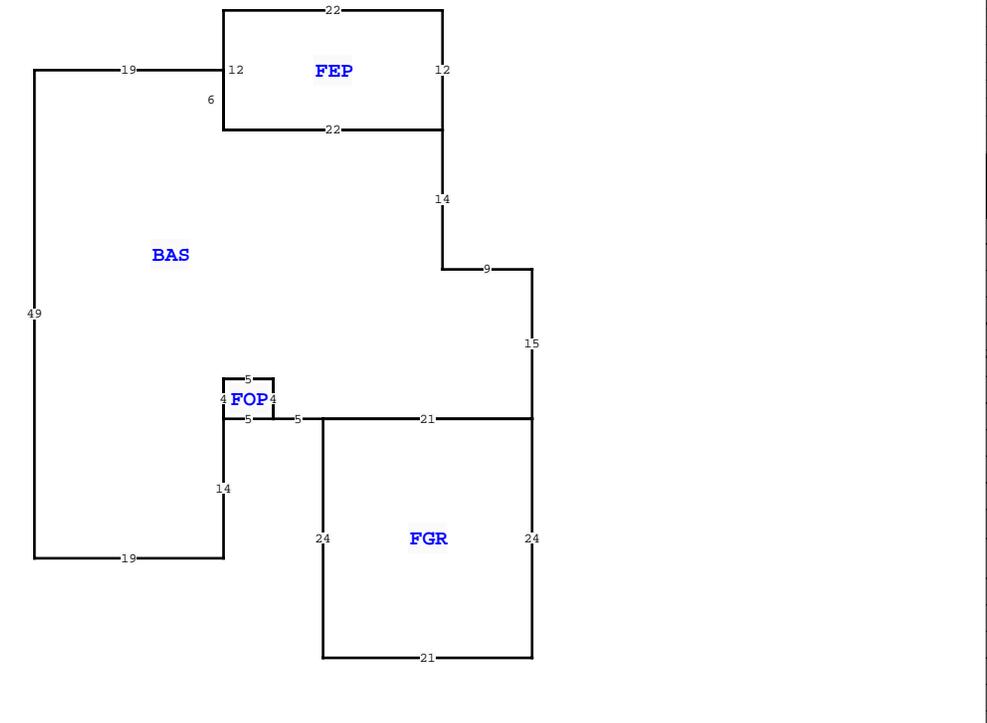


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	12 CEDAR 50
Exterior Wall	19 COMMON BRK 50
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 50
Interior Floor	13 LAM/VNLPLK 30
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY

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%	- 2022								
Heated Area: 1684						HX Base Yr 2022					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100		1,684	156,998
FEP	264	80		211	19,672
FGR	504	55		277	25,825
FOP	20	30		6	560
TOTALS	2,472			2,178	203,054

256 NW MALLARD PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF 4,000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0140	C	SFR GOLF	100		RSF	2111.00	171.00	1.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.20	35,000.00	42,000.00	42,000							

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		203,054
TOTAL MARKET OB/XF VALUE		4,000
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		249,054
SOH/AGL Deduction		36,568
ASSESSED VALUE		212,486
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,075
TOTAL JUST VALUE		249,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,054

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046767	Roof Replacement	25,256	03/17/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/2013	9/20/2021	WD	Q	I	01	233,000
GRANTOR: HICKEY JORDAN R						
GRANTEE: EDWARDS STACY LYNN						
1320/2124	8/22/2016	WD	U	I	11	100
GRANTOR: SURINDER LALL						
GRANTEE: JORDAN R HICKEY						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W19 S49 E19 N14 FOP= E5N4 W5 S4\$ N4 E5 S4 E5 FGR= S24 E21 N24 W21\$ E21 N15 W9 N14 FEP= N12 W22 S12 E22\$ W22N6\$.											