

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	17	MSNRY STUC	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	80		
Interior Floo	15	HARDTILE	20		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		5	100		
Bathrooms		3.5	100		
Frame	01	NONE	100		
Stories	1.5	1.5	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	01	01	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	26316.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,997	100		1,997	143,071
FBM	1,549	80		1,239	88,766
FGR	693	55		381	27,296
FOP	30	30		9	645
FST	240	55		132	9,457
FUS	657	100		657	47,070
UOP	528	20		106	7,594
UOP	728	20		146	10,460
TOTALS	6,422			4,667	334,358

MARKET ADJUSTMENTS

TYPE: 0100 MDL: 01 EFF. AREA: 4,667 TOT ADJ PTS: 98.4115 EFF. BASE RATE: 110.22 REPL. COST NEW: 514,397 AYB: 1990 EYB: 1990 ECON: 0 FNCT: 0 NORM: 35.00 % COND: 65.00

1 SINGLE FAM 100% - 2025 Heated Area: 4203 HX Base Yr 2025

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

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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		334,358
TOTAL MARKET OB/XF VALUE		3,895
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		380,253
SOH/AGL Deduction		0
ASSESSED VALUE		380,253
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		328,842
TOTAL JUST VALUE		380,253
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/1384	4/15/2024	WD	U	I	37	320,000

GRANTOR: SCHAEFER DEREK D
GRANTEE: HEAD JAMES GREGORY
1484/2163 2/15/2023 PB U I 18 0
GRANTOR:
GRANTEE: SCHAEFER PAUL A

EXTRA FEATURES

167 NW OTTER CT, LAKE CITY

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 35 55	1,925.00	UT	1.40	1.40	100	0	0	3	100	2,695	
2	0190	FPLC PF	0	100 0 0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 N4 W9 S4 W30 S34 E15 N5 E6 S5 E9 N3 E20 N4 E13 N27 \$
 FBM=[ORIG=0,-30] N24 W63 S33 E15 N6 E6 S5 E8 N5 N12 E20 S9 E14 \$
 UOP=[ORIG=-63,-54] N7 W8 N9 E49 S16 W41 \$
 FGR=[ORIG=-33,34] S18 E20 N4 E13 N21 W13 S4 W20 S3 \$
 FUS=[ORIG=60,-30] N17 W4 N6 W6 S6 W17 N7 W12 S15 E14 S9 E25 \$
 UOP=[ORIG=-33,-4] N4 W38 S29 E4 S14 E4 N35 E30 N4 \$
 FST=[ORIG=-34,-27] N12 E20 S12 W20 \$
 FOP=[ORIG=-48,34] E6 N5 W6 S5 \$

LAND DESCRIPTION

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-2	76.00	206.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							