

ELEMENT	CD	CONSTRUCTION
Exterior Wall	51	LOG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floor	15	HARDTILE 80
Interior Floor	13	LAM/VNLPK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	1,568	135.0360	151.24	237,144	1994	2000		0	25.00	75.00

1 SINGLE FAM 100% - 2020 Heated Area: 1120 HX Base Yr 2020

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		177,858
TOTAL MARKET OB/XF VALUE		23,560
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		251,418
SOH/AGL Deduction		68,715
ASSESSED VALUE		182,703
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,292
TOTAL JUST VALUE		251,418
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,789

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	127,042
FGR	416	55		229	25,976
FOP	240	30		72	8,167
FOP	320	30		96	10,889
FSP	128	40		51	5,785
TOTALS	2,224			1,568	177,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/1438	10/24/2019	WD	Q	I	01	165,000
GRANTOR: VANESSA GREENE						
GRANTEE: ROBERT PAUL & LISA						
1240/0725	1/01/2012	WD	U	I	30	100
GRANTOR: CHARLES D & SANDRA K						
GRANTEE: VANESSA GREENE						

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	10	25	UT	2.00	2.00	100	0	0	3	100	500	
2	0180	FPLC 1STRY	0	100	0	0	UT	2,000.00	2,000.00	100	2013	2013	3	100	2,000	
3	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2018	2018	3	100	1,500	
4	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2023	2022		100	1,500	
5	0030	BARN, MT	0	100	22	14	UT	15.00	15.00	100	2023	2022		100	4,620	
6	0030	BARN, MT	0	100	40	28	UT	12.00	12.00	100	2023	2022		100	13,440	

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
380 NW FIDDLERS LN, LAKE CITY					05/11/2026	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP= N8 W16 S8 E16\$	BAS= W16FOP= N8 W30 S8 E30\$
W24 FGR= W26 S16 E26 N16\$	S28 FOP= S8 E40 N8 W40 \$ E40 N28\$.

LAND DESCRIPTION		TOTAL OB/XF 23,560																						
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							