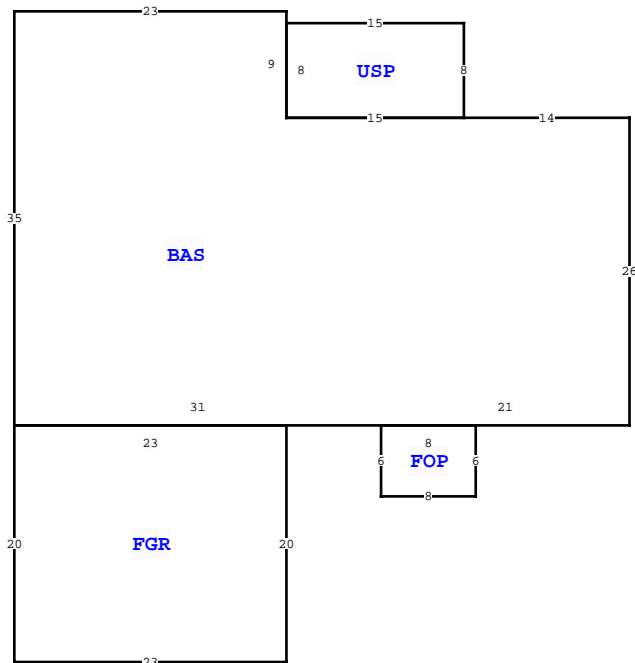


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.050	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,559	100	
FGR	460	55	
FOP	48	30	
USP	120	35	
TOTALS	2,187		

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%	- 2003								
Heated Area: 1559						HX Base Yr 2003					



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		153,707
TOTAL MARKET OB/XF VALUE		4,103
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		176,310
SOH/AGL Deduction		55,938
ASSESSED VALUE		120,372
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		18,961
TOTAL JUST VALUE		176,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,800

SALE:3:1: LOT 4 BLK B TALL PINES ACRES
SALE:2:1: \$.70 STAMPS
SALE:1:1: LOT 4 BLK B TALL PINE ACRES S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6868	SFR	42,000	02/22/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0971/2432	1/07/2003	WD U	I			100
GRANTOR: BRANDY ALEXANDER						
GRANTEE: EDWARD S & YVONNE H						
0968/1363	11/26/2002	WD Q	I			98,000
GRANTOR: BRANDY ALEXANDER						
GRANTEE: EDWARD S & YVONNE H						

EXTRA FEATURES		207 NW OPEN CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0169	FENCE/WOOD	0 100
3	0190	FPLC PF	0 100
4	0296	SHED METAL	0 100
5	0252	LEAN-TO W/	0 100

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	903	
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	1,000	
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
4	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
5	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	250	
TOTAL OB/XF 4,103																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 USP= N8 W15 S8 E15\$W15 N9 W23 S35 FGR= S20 E23 N20 W23\$ E31 FOP= S6 E8 N6 W8\$ E21 N26\$.	

LAND DESCRIPTION		TOTAL OB/XF 4,103																						
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/ME	46.00	303.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							