

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
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		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural Units	05	CONV 100
Condition Adj	01	01 100
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	3,057	89.6952	102.25	312,578	1984	1984	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2730 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		203,176
TOTAL MARKET OB/XF VALUE		3,497
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		224,673
SOH/AGL Deduction		0
ASSESSED VALUE		224,673
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		224,673
TOTAL JUST VALUE		224,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,116

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	107,669
FGR	396	55		218	14,489
FOP	40	30		12	798
FST	176	55		97	6,447
FUS	1,110	100		1,110	73,774
TOTALS	3,342			3,057	203,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049282	Roof Replacement	13,500	02/23/2024
12042	REMODEL	60	01/14/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1508/1805	2/13/2024	WD	U	I	12	198,000

GRANTOR: U.S. BANK TRUST NAT
GRANTEE: TRANSFORMATION LLC
1492/2353 5/31/2023 CT U I 18 100
GRANTOR: CLERK OF COURT
GRANTEE: U.S. BANK TRUST NAT

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,497	
2	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

EXTRA FEATURES		378 NW CLUBVIEW CIR, LAKE CITY	
BLD DATE	XF DATE	INC DATE	LGL DATE
			04/03/2025 MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W37 S14 S30 E15 FOP= S4E8 N5 W8 S1\$ N1 E8 S1 E14 N4 FGR= E22 N18 W22 S18\$ N18 FST= E22 N8 W22 S8 \$ N8 N14\$ PTR=N15 FUS= N30 W37 S30 E37\$S15\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,497																						
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	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.60	30,000.00	18,000.00	18,000							