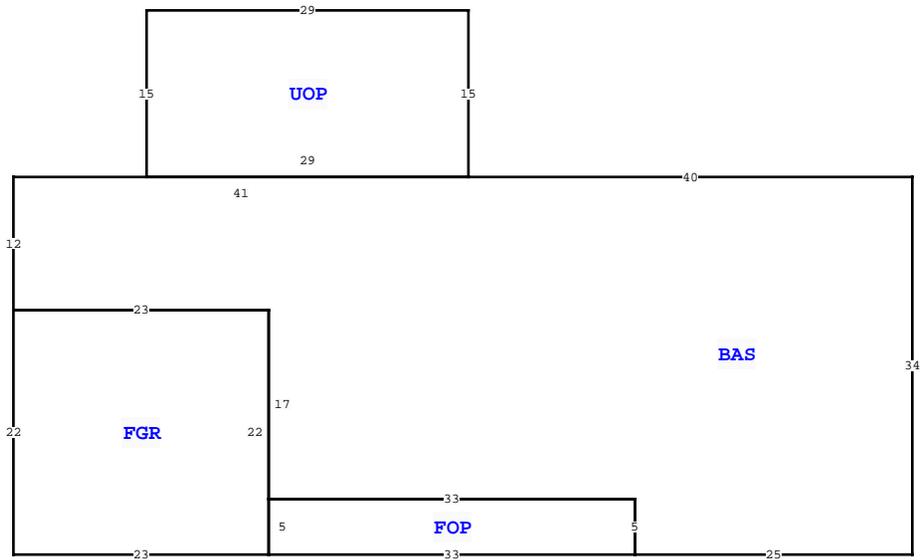


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure		N/A 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2025									Heated Area: 2083 HX Base Yr	



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	27316.080	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,083	100		2,083	174,104
FGR	506	55		278	23,236
FOP	165	30		50	4,180
UOP	435	20		87	7,272
TOTALS	3,189			2,498	208,792

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		208,792
TOTAL MARKET OB/XF VALUE		3,300
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		242,092
SOH/AGL Deduction		0
ASSESSED VALUE		242,092
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		242,092
TOTAL JUST VALUE		242,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1100/1135	10/23/2006	WD	Q	I		215,000
GRANTOR: O GRADY						
GRANTEE: PATEL						
0855/1709	3/06/1998	WD	Q	I		128,000
GRANTOR: TUTTLE						
GRANTEE: O'GRADY						

EXTRA FEATURES																
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	800	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	

746 NW CLUBVIEW CIR, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/03/2025
										INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W40 UOP= N15 W29 S15 E29\$ W41 S12 FGR= S22 E23 N22W23\$ E23 S17 FOP= S5 E33 N5 W33\$ E33 S5 E25 N34\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							