

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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
0100	01	2,251	125.4792	143.05	322,006	1984	1984	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1833 HX Base Yr 2003

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		209,304
TOTAL MARKET OB/XF VALUE		1,570
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		240,874
SOH/AGL Deduction		89,362
ASSESSED VALUE		151,512
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		50,101
TOTAL JUST VALUE		240,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,201

Quality	07	07			
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	110	100		110	10,228
BAS	1,723	100		1,723	160,209
FGR	484	55		266	24,733
FOP	92	30		28	2,603
FSP	310	40		124	11,530
TOTALS	2,719			2,251	209,304

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048232	Roof Replacement	14,000	09/21/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0963/2598	9/30/2002	WD Q	Q	I		106,000

GRANTOR: JAMES W & CAROLYN K C
GRANTEE: PATRICIA HICKMAN
0536/0457 4/01/1984 WD Q V 8,900
GRANTOR:
GRANTEE:

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0296	SHED METAL	0	100	10	80	80.00	UT	11.00	11.00	100
3	0120	CLFENCE 4	0	100	0	0	60.00	UT	6.50	6.50	100

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

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W32 S33 E28 FOP= E23 N4W23 S4\$ N4 E23 FGR= S4 E22 N22 W22 S18\$ N18 E12 BAS= E10 N11 W10 S11\$ N11 FSP= N10 W31 S10 E31\$ W31\$.											

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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							