

ELEMENT	CD	CONSTRUCTION
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 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,798	112.8960	126.44	227,339	1991	1991	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1406 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		147,770
TOTAL MARKET OB/XF VALUE		24,829
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		200,599
SOH/AGL Deduction		0
ASSESSED VALUE		200,599
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		200,599
TOTAL JUST VALUE		200,599
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,599

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,406	100		1,406	115,554
FGR	484	55		266	21,861
FOP	104	30		31	2,548
FSP	80	40		32	2,630
FSP	158	40		63	5,178
<b>TOTALS</b>	<b>2,232</b>			<b>1,798</b>	<b>147,770</b>

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11772	POOL	105	10/18/1996

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/1079	9/15/2022	WD	U	I	11	100

GRANTOR: KIRSCH JEFFREY  
GRANTEE: SECURITY PLUS LIVIN  
1081/2485 1/03/2006 WD Q I 06 47,400  
GRANTOR: ALEX KIRSCH  
GRANTEE: JEFF & DANAE KIRSCH

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	16 73	1,168.00	UT	1.40	1.40	100	0	0	3	100	1,635	
2	0280	POOL R/CON	0 0	32 16	512.00	UT	70.00	70.00	45	1996	1996	3	45	16,128	
3	0166	CONC, PAVMT	0 0	0 0	644.00	UT	1.50	1.50	100	1996	1996	3	100	966	
4	0296	SHED METAL	0 0	12 16	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,000	
5	0282	POOL ENCL	0 0	0 0	850.00	UT	15.00	15.00	100	1996	1996	3	40	5,100	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/08/2025		

171 SW BRANDY WAY, LAKE CITY MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W18 FSP= N8 FSP= N6 W17 S14 E7 N8 E10\$ W10 S8 E10\$W25 S8 W12 S14 E12 S8 E15 FOP= S4 E13 N8 W13 S4\$ N4 E13S4 E15 N8 FGR= E22 N22 W22 S22\$ N22\$.	

LAND DESCRIPTION		TOTAL OB/XF 24,829																						
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		RSF/ME	45.00	150.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							