

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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 Units	05	CONV 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
1	SINGLE FAM	100% - 2025		133.24	283,135	1997	2005	0	0	20.00	80.00

Heated Area: 1759 HX Base Yr 2025

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		226,508
TOTAL MARKET OB/XF VALUE		1,851
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		263,359
SOH/AGL Deduction		0
ASSESSED VALUE		263,359
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		211,948
TOTAL JUST VALUE		263,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,190

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,759	100		1,759	187,495
FGR	460	55		253	26,968
FOP	102	30		31	3,304
FSP	204	40		82	8,741
TOTALS	2,525			2,125	226,508

119 NW LAKESIDE CT, LAKE CITY

BLD DATE: 1997, XF DATE: 1997, INC DATE: 1997
LGL DATE: 04/03/2025, LAND DATE: 04/03/2025, AG DATE: 04/03/2025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041647	Roof Replacement	14,357	03/31/2021
12559	SFR	295	05/23/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/2197	12/01/2023	WD	Q	I	01	299,000

GRANTOR: HICKS WILLIAM O
GRANTEE: THOMAS CASHAROT T
1500/2767 10/17/2023 PB U I 18 0
GRANTOR: HICKS SHIRLEY A
GRANTEE: HICKS WILLIAM O

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		1.50	100	1997	1997	3	100	1,851	

BUILDING NOTES	
BAS= W14 FSP= N12 W17 S12 E17\$ W22 L4 D4 W9 S3 FGR= W20 S23 E20 N23\$ S26 E8 S6 E13FOP= S3 E14 N3 W1 N5 W12 S5 W1\$ E1 N5 E12 S5 E15 N39\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,851																						
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							