

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	11 CLAY TILE 50
Interior Floor	13 LAM/VNLPLK 50
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 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	28316.050 MKT AREA 1.00/
NEIGHBORHOOD/LOC	28316.050 1.00/
AREA TYPE	TOTAL GROSS AREA
BAS	549 100 549 68,980
BAS	1,899 100 1,899 238,604
FOP	126 30 38 4,775
FOP	192 30 58 7,287
TOTALS	2,766 2,544 319,646

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,544	118.0900	132.26	336,469	1996	2020	0	0	0	5.00	95.00
1 SINGLE FAM 100% - 2022 Heated Area: 2448 HX Base Yr 2022												

119 NW CHARLOTTE GLN, LAKE CITY

L	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	1,656.00	UT	1.50	1.50	100	1996	1996	3	100	2,484	
2	0280	POOL R/CON	0	100	10	28	280.00	UT	70.00	70.00	100	1998	1998	3	40	7,840	
3	0166	CONC, PAVMT	0	100	0	0	670.00	UT	1.50	1.50	100	1998	1998	3	100	1,005	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1998	1998	3	100	720	
5	0294	SHED WOOD/	0	100	20	24	480.00	UT	7.50	7.50	100	1996	1996	3	100	3,600	
6	0252	LEAN-TO W/	0	100	8	20	160.00	UT	2.00	2.00	100	1996	1996	3	100	320	
7	0282	POOL ENCL	0	100	27	45	1,215.00	UT	15.00	15.00	100	1996	1996	3	40	7,290	
8	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
9	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	
TOTAL OB/XF 29,759																	

LAND DESCRIPTION																								
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		319,646
TOTAL MARKET OB/XF VALUE		29,759
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		384,405
SOH/AGL Deduction		48,721
ASSESSED VALUE		335,684
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		279,273
TOTAL JUST VALUE		384,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,069

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14194	POOL	120	06/25/1998
11362	SFR	230	07/02/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1450/1557	10/15/2021	WD	Q	I	01	395,000
GRANTOR: MARTIN LARRY D JR						
GRANTEE: SCHROCK JAMES ANDRE						
0823/2371	6/20/1996	WD	Q	I		112,000
GRANTOR: DON REED						
GRANTEE: LARRY D MARTIN JR &						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
BAS=[ORIG=0,0] W27 S33 E23 S11 E21 S4 E5 S2 E6 N2 E4 N30 W24 N5 U3L3 W5 N10 \$	
BAS=[DPR_YEAR=2021;ORIG=-27,33] W2 S21 E6 S2 E12 N2 E7 N21 W23 \$	
FOP=[ORIG=32,18] N8 W24 S8 E24 \$	
FOP=[ORIG=-4,44] S6 E21 N6 W21 \$	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W27 S33 E23 S11 E21 S4 E5 S2 E6 N2 E4 N30 W24 N5 U3L3 W5 N10 \$	
BAS=[DPR_YEAR=2021;ORIG=-27,33] W2 S21 E6 S2 E12 N2 E7 N21 W23 \$	
FOP=[ORIG=32,18] N8 W24 S8 E24 \$	
FOP=[ORIG=-4,44] S6 E21 N6 W21 \$	