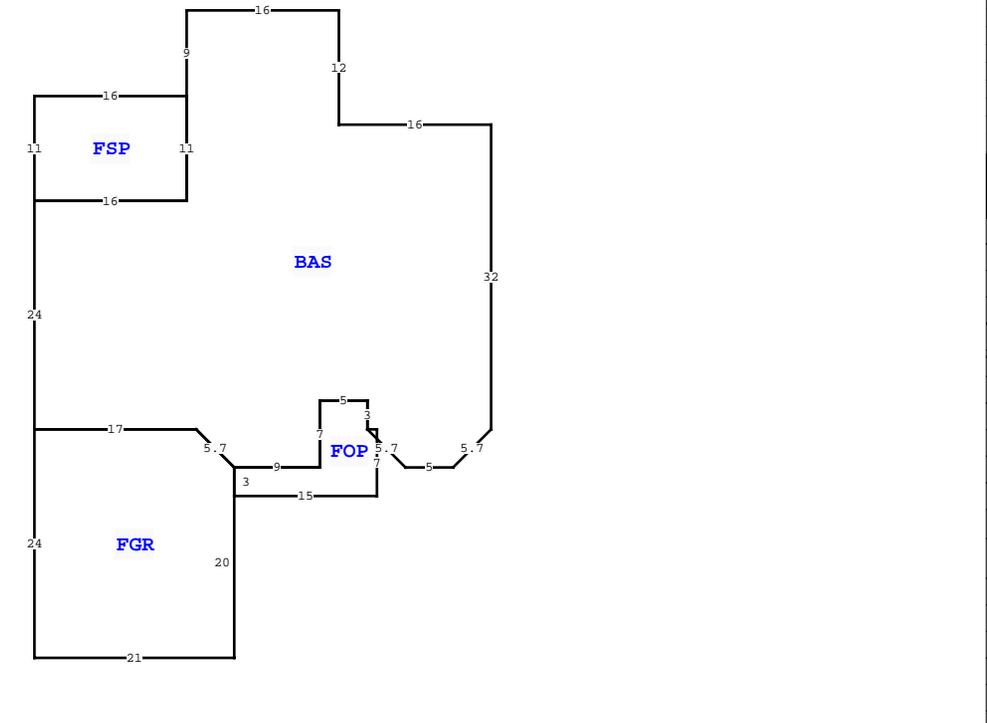


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	03	COMP SHNGL 10
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,033	116.1270	132.38	269,129	2004	2004	0	0	22.58	77.42



266 NW CHARLOTTE GLN, LAKE CITY

MAP NUM	MKT AREA	06
28316.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,665	100		1,665	170,644
FGR	496	55		273	27,980
FOP	84	30		25	2,563
FSP	176	40		70	7,175
TOTALS	2,421			2,033	208,360

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	2,136.00	UT	2.00	2.00	100	2004	2004	3	100	4,272	
2	0060	CARPOT F	0	100	20	600.00	UT	5.00	5.00	100	2004	2004	3	100	3,000	
3	0294	SHED WOOD/	0	100	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	800	

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

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		208,360
TOTAL MARKET OB/XF VALUE		8,072
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		251,432
SOH/AGL Deduction		91,217
ASSESSED VALUE		160,215
TOTAL EXEMPTION VALUE		51,411
BASE TAXABLE VALUE		108,804
TOTAL JUST VALUE		251,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043661	Roof Replacement	16,211	02/07/2022
21602	ADDN SFR	101	03/09/2004
21265	SFR	220	11/07/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0996/2739	9/29/2003	WD Q	Q	V		17,000

GRANTOR: FRANK C STRUNK
GRANTEE: CHARLES B & CAROL C
0908/0100 8/08/2000 WD Q V 15,000
GRANTOR: DDP CORP
GRANTEE: F SISTRUNK

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W16 N12 W16 S9 FSP= W16 S11 E16 N11 S11 W16 S24 FGR= S24 E21 N20 U4 L4 W17 S E17 R4 D4 FOP= S3 E15 N7 W1 N3 W5 S7 W9 S E9 N7 E5 S3 R4 D4 E5 U4 R4 N32 S.

LAND DESCRIPTION		TOTAL OB/XF														8,072								
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							