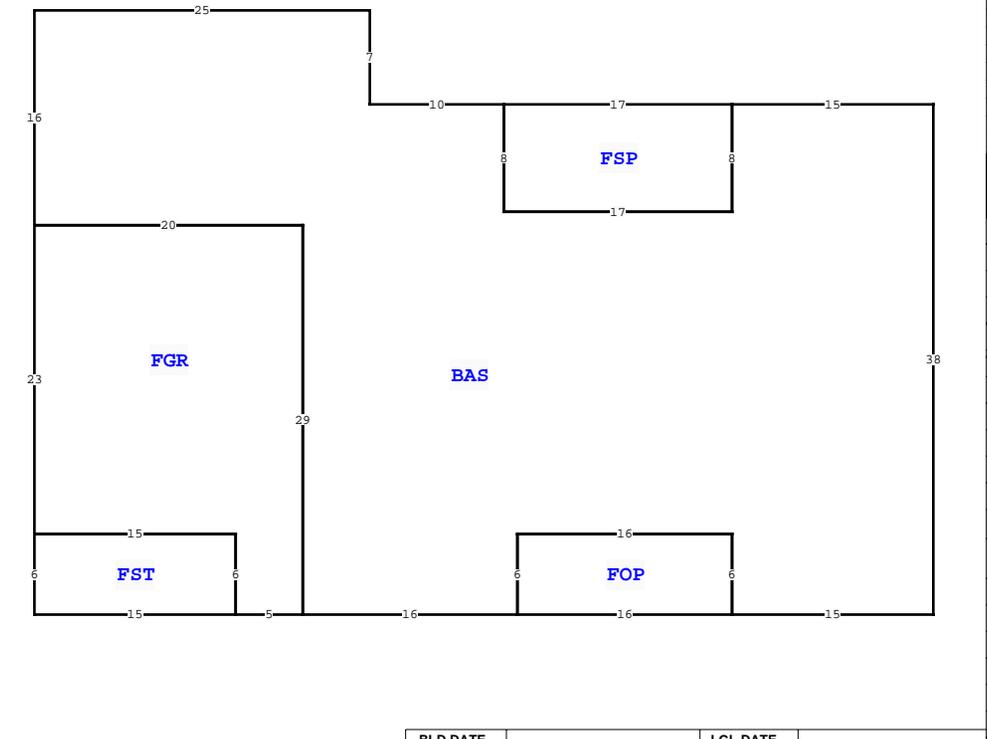


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
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	2,312	112.3260	125.81	290,873	2000	2000	0	0	25.00	75.00		



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY		06	28316.050	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,909	100		1,909	180,128		
FGR	490	55		270	25,477		
FOP	96	30		29	2,736		
FSP	136	40		54	5,096		
FST	90	55		50	4,718		
<b>TOTALS</b>	<b>2,721</b>			<b>2,312</b>	<b>218,155</b>		

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		218,155
TOTAL MARKET OB/XF VALUE		5,245
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		258,400
SOH/AGL Deduction		0
ASSESSED VALUE		258,400
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		258,400
TOTAL JUST VALUE		258,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16300	SFR	310	11/17/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1582	8/19/2024	WD	Q	I	01	280,000

GRANTOR: WEBB HOLLY ANNE  
GRANTEE: HATHAN RAPHAT  
1507/215 8/05/2023 PB U I 18 0  
GRANTOR: CLERK OF COURT (EST O)  
GRANTEE: WEBB HOLLY ANNE

EXTRA FEATURES		BLD DATE		LGL DATE		XF DATE		LAND DATE		AG DATE	
164 NW CHARLOTTE GLN, LAKE CITY				04/14/2026		MLU					

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	0	0	1,674.00	UT	1.50	1.50	100	2000	2000	3	100	2,511	
2	0120	CLFENCE	4	0	0	0	336.00	UT	4.50	4.50	75	2000	2000	3	75	1,134	
3	0296	SHED METAL	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	100	2025	2024		100	800	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 FSP= W17 S8 E17 N8\$ S8 W17 N8 W10 N7 W25 S16 FGR= S23 FST= S6 E15 N6 W15\$ E15 S6 E5 N29 W20\$ E20 S29 E16 FOP= E16 N6 W16 S6\$ N6 E16 S6 E15 N38\$.	

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000									