

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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	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
1	SINGLE FAM	100% - 2005		147.49	331,410	1997	1997	0	0	28.00	72.00

Heated Area: 2136 HX Base Yr 2005

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		238,615
TOTAL MARKET OB/XF VALUE		24,947
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		298,562
SOH/AGL Deduction		102,048
ASSESSED VALUE		196,514
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		145,103
TOTAL JUST VALUE		298,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,491

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100		440	46,725
BAS	1,696	100		1,696	180,103
FCP	320	25		80	8,495
FOP	104	30		31	3,292
<b>TOTALS</b>	<b>2,560</b>			<b>2,247</b>	<b>238,615</b>

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22572	POOL	140	12/08/2004
11856	SFR	230	11/14/1996

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1018/1460	6/15/2004	WD Q	Q	I		160,000
0837/1037	4/02/1997	WD Q	Q	I		85,900

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	0	2.00	2.00	100	1997	1997	3	100	4,856	
2	0294	SHED WOOD/	0	100	14	14		7.50	7.50	100	1997	1997	3	100	1,470	
3	0060	CARPORT F	0	100	16	35		5.00	5.00	100	1997	1997	3	100	2,800	
4	0280	POOL R/CON	0	100	11	28		70.00	70.00	100	2005	2005	3	47	10,133	
5	0282	POOL ENCL	0	100	18	36		15.00	15.00	100	2005	2005	3	40	3,888	
6	0296	SHED METAL	0	100	0	0		0.00	0.00	100	2007	2007	3	100	600	
7	0120	CLFENCE 4	0	100	0	0		0.00	0.00	100	2007	2007	3	100	1,200	

EXTRA FEATURES		495 NW ZACK DR, LAKE CITY	
BLD DATE		LGL DATE	04/14/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

SALES DATA	
GRANTOR: RICHARD & CONNIE TATU	
GRANTEE: JOHN P & PAULETTE J	
GRANTOR: BLACKWELL CONST	
GRANTEE: RICHARD & CONNIE TA	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W13 S1 W9 D4 L4 L4 U4 W6 D4 L4 W9 FCP= N13 W20 S16 E20 N3\$ S3 BAS= W20 S22 E20 N22\$ S25 E9 S6 E14 FOP= S3 E13 N8 W13 S5\$ N5 E13 S5 E13 N39\$.	

LAND DESCRIPTION		TOTAL OB/XF 24,947																						
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							