

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	90		
Exterior Wall	21	STONE	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	15	HARDTILE	100		
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		
Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	28316.050	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,938	100		1,938	206,655
FGR	451	55		248	26,445
FOP	36	30		11	1,173
FSP	124	40		50	5,332
USP	180	35		63	6,718
USP	200	35		70	7,464
TOTALS	2,929			2,380	253,786

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2012		Heated Area: 1938		HX Base Yr 2012				

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VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			253,786
TOTAL MARKET OB/XF VALUE			3,258
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			292,044
SOH/AGL Deduction			104,127
ASSESSED VALUE			187,917
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			136,506
TOTAL JUST VALUE			292,044
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			290,635

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047256	Roof Replacement	29,601	05/17/2023
24622	SFR	591	06/13/2006
24211	SFR	550	03/09/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1215/1338	5/25/2011	WD	U	I	12	150,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: MATTHEW J ROWAN						
1211/2044	3/22/2011	CT	U	I	12	100
GRANTOR: CLERK OF COURT (MEDLI)						
GRANTEE: FEDERAL NATIONAL MO						

EXTRA FEATURES		318 NW ZACK DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0180	FPLC 1STRY	2,000.00
2	0166	CONC, PAVMT	3.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	50	2007	2007	3	50	1,000	
2	0166	CONC, PAVMT	0	100	0	1,505.00	UT	3.00	3.00	50	2007	2007	3	50	2,258	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 L3 U3 W6 USP= N10 USP= N9 W20 S9 E20\$ W20 S10 E20\$ FSP= W20 S7 E17 N4 R3 U3 \$ D3 L3 S4 W17 N4 W13 S38 E13 N1 FOP= E6 N6 W6 S6\$ N6 E6 S6 E14 FGR= S18 E11 S2 E11 N23 W11 S3 W11\$ E11 N3 E11 N34\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,258																						
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							