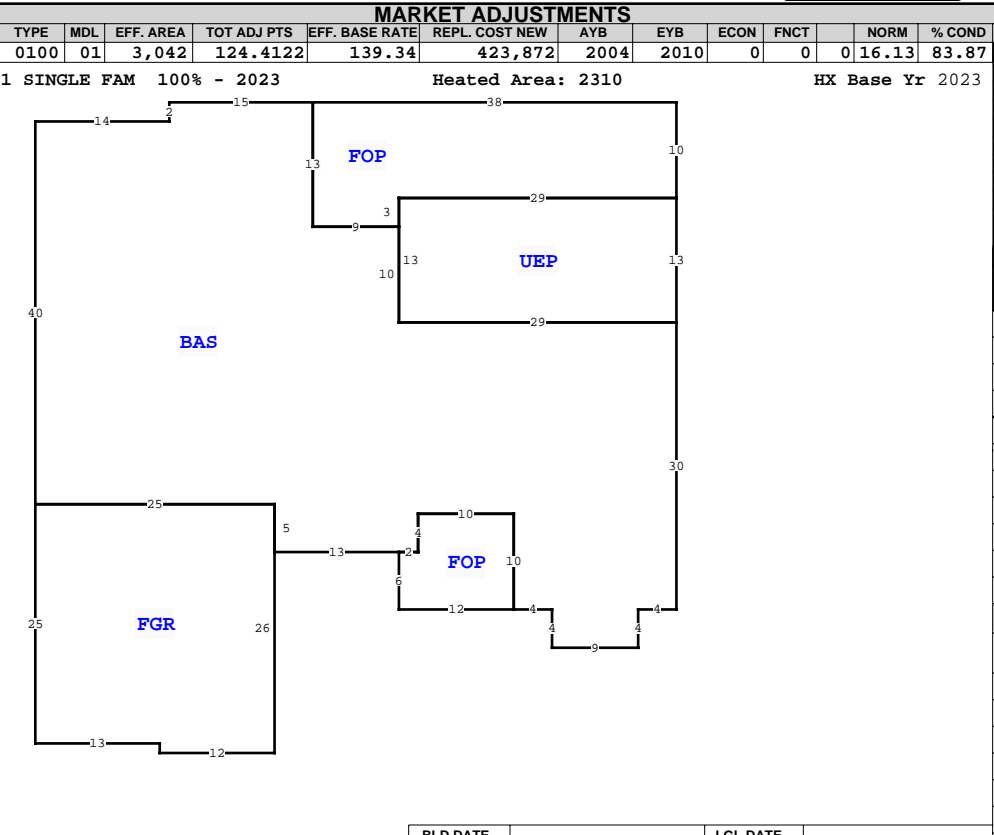


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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

Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,310	100		2,310	269,957
FGR	637	55		350	40,903
FOP	112	30		34	3,974
FOP	407	30		122	14,257
UEP	377	60		226	26,412
<b>TOTALS</b>	<b>3,843</b>			<b>3,042</b>	<b>355,501</b>



785 NW ZACK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	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	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	2,000	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	1,600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	200	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	8,500	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	

TOTAL OB/XF 17,000

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	35,000.00	35,000.00	17,500							

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		355,501	
TOTAL MARKET OB/XF VALUE		17,000	
TOTAL LAND VALUE - MARKET		52,500	
TOTAL MARKET VALUE		425,001	
SOH/AGL Deduction		75,408	
ASSESSED VALUE		349,593	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		298,182	
TOTAL JUST VALUE		425,001	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		429,579	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22072	SFR	655	07/13/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/2573	8/21/2024	LE	U	I	14	100
GRANTOR: THOMAS FREDERICK (ENH)						
GRANTEE: HATCHETT CINDY LEE						
1467/1376	5/24/2022	WD	U	I	11	100
GRANTOR: LITTLE LINDA K CAUSEY						
GRANTEE: THOMAS FREDERICK						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W15 S2 W14 S40 E25 S5 E13 E2 N4 E10 S10 E4 S4 E9 N4 E4 N30 W29 N10 W9 N13 \$	
FGR=[ORIG=-29,42] S25 E13 S1 E12 N26 W25 \$	
FOP=[ORIG=38,10] N10 W38 S13 E9 N3 E29 \$	
UEP=[ORIG=38,23] N13 W29 S13 E29 \$	
FOP=[ORIG=9,47] S6 E12 N10 W10 S4 W2 \$	