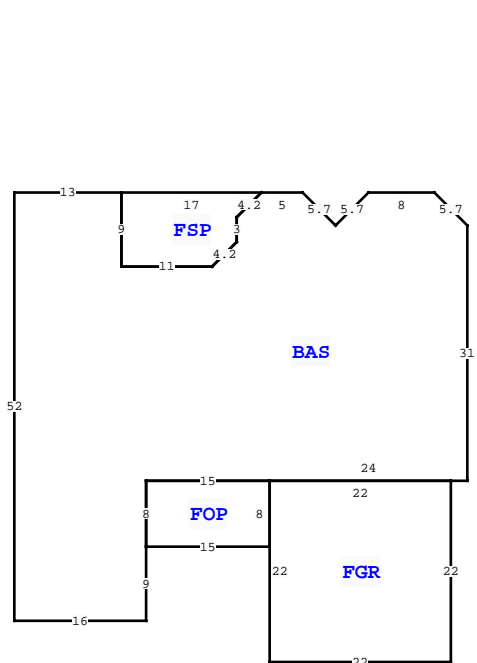


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	0 100
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
1	SINGLE FAM	100%	2005		Heated Area: 2311					HX Base Yr 2005	



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		296,421
TOTAL MARKET OB/XF VALUE		4,400
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		335,821
SOH/AGL Deduction		139,732
ASSESSED VALUE		196,089
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		144,678
TOTAL JUST VALUE		335,821
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21417	SFR	613	01/13/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1215/0460	5/09/2011	QC	U	I	11	100

GRANTOR: MATTHEW N GREENE & JE
GRANTEE: MATTHEW N GREENE
1002/1056 12/15/2003 WD Q V 21,500
GRANTOR: D D P CORP
GRANTEE: MATTHEW N GREENE &

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,047	100		2,047	227,853
FGR	484	55		266	29,608
FOP	120	30		36	4,007
FSP	126	40		50	5,566
FUS	264	100		264	29,386
TOTALS	3,041			2,663	296,421

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	1,498.00	UT	2.00	2.00	100	2004	2004	3	100	2,996	
2	0169	FENCE/WOOD	0	100	0	104.00	UT	13.50	13.50	100	2007	2007	3	100	1,404	

EXTRA FEATURES		844 NW EMERALD LAKES DR, LAKE CITY	
BLD DATE	XF DATE	INC DATE	LGL DATE
			04/14/2026

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 S52 E16 N9 FOP= E15 N8 W15 S8\$ N8 E15 FGR= S22 E22 N22 W22\$ E24 N31 L4 U4 W8 D4 L4 L4 U4 W5 FSP= W17 S9 E11 R3 U3 N3 R3 U3 \$ D3 L3 S3 D3 L3 W11 N9\$ PTR= E50 FUS= E12 N22 W12 S22\$ W50\$.	

LAND DESCRIPTION		TOTAL OB/XF 4,400																						
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							