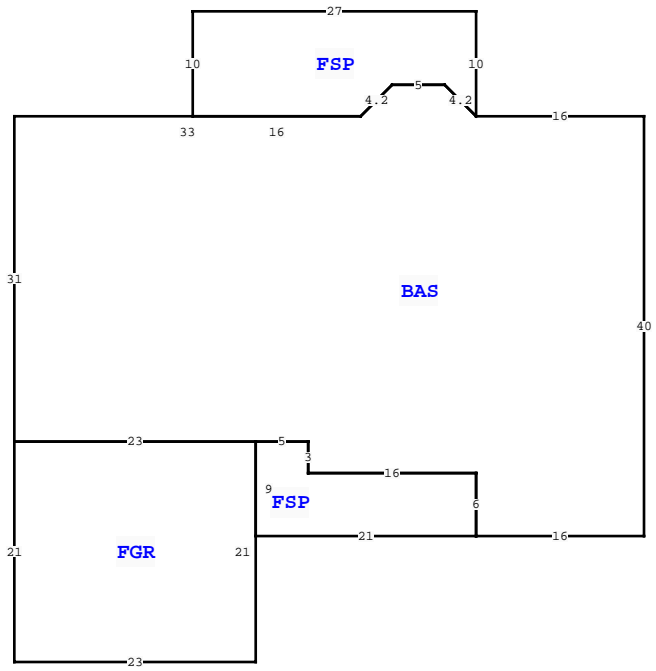


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	50
Interior Floo	15	HARDTILE	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	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
BAS	2,076	100	
FGR	483	55	
FSP	141	40	
FSP	246	40	
TOTALS	2,946		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,496	118.4400	132.65	331,094	2006	2006	0	0	19.00	81.00		
1 SINGLE FAM 100% - 2014 Heated Area: 2076 HX Base Yr 2014													



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		268,186
TOTAL MARKET OB/XF VALUE		5,302
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		308,488
SOH/AGL Deduction		103,039
ASSESSED VALUE		205,449
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		154,038
TOTAL JUST VALUE		308,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048366	Roof Replacement	21,665	10/09/2023
23693	SFR	633	10/07/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1288/0622	1/23/2015	QC	U	I	11	100
GRANTOR: SAMANTHA L LAWRENCE (
GRANTEE: SAMANTHA L & AUSTIN						
1265/1731	11/20/2013	WD	Q	I	01	175,000
GRANTOR: GRACE AYRES (UNMARRIE						
GRANTEE: SAMANTHA L TURNER (

EXTRA FEATURES																
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	1,649.00	UT	2.00	2.00	100	2006	2006	3	100	3,298	
2	0169	FENCE/WOOD	0	100	0	208.00	UT	13.50	13.50	50	2007	2007	3	50	1,404	
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	

TOTAL OB/XF													
989 NW ZACK DR, LAKE CITY													
BLD DATE													
LGL DATE													
LAND DATE													
AG DATE													
INC DATE													
04/14/2026 MLU													

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W16 FSP= N10 W27 S10 E16 R3 U3 E5 D3 R3 \$ L3 U3 W5 D3 L3 W33 S31 FGR= S21 E23 N21 W23\$ E23 FSP= S9 E21 N6 W16 N3 W5\$ E5 S3 E16 S6 E16 N40\$.													

LAND DESCRIPTION																								
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							