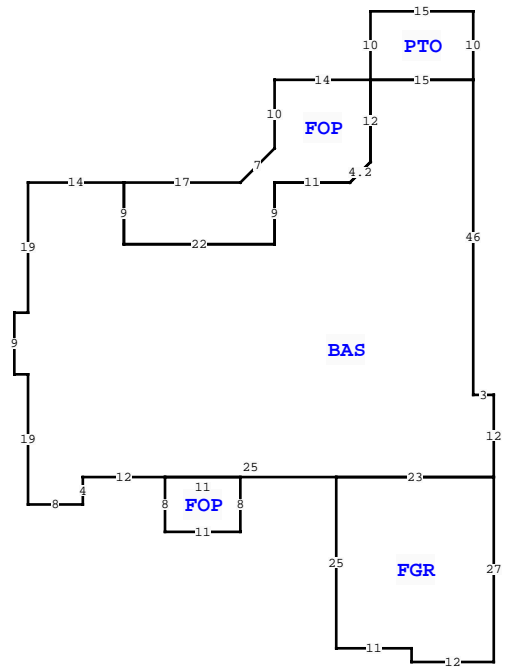


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,913	100	
FGR	599	55	
FOP	88	30	
FOP	416	30	
PTO	150	5	
TOTALS	4,166		

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%	- 2019								
Heated Area: 2913						HX Base Yr 2019					



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		430,886
TOTAL MARKET OB/XF VALUE		29,721
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		520,607
SOH/AGL Deduction		146,584
ASSESSED VALUE		374,023
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		322,612
TOTAL JUST VALUE		520,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		526,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36294	POOL	275	02/07/2018
35847	SFR	1,389	10/03/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/1901	4/14/2026	WD	Q	I	01	695,000
GRANTOR: MANN ROBERT D						
GRANTEE: MCKENZIE RYAN						
1344/0941	9/07/2017	WD	U	V	11	100
GRANTOR: ROBERT D MANN						
GRANTEE: ROBERT D MANN & MIC						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0280	POOL R/CON	0	100	16	29	UT	70.00	70.00	100	2018
2	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	2018

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
569 NW HORIZON ST, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/10/2025 MLU											
TOTALS											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W14 S19 W2 S9 E2 S19 E8 N4 E12 FOP= S8 E11 N8 W11\$ E25											
FGR= S25 E11 S2 E12 N27 W23\$ E23 N12 W3 N46 PTO= N10 W15 S10											
E15\$ W15 FOP= W14 S10 D5 L5 W17 S9 E22 N9 E11 R3 U3 N12\$											
S12 D3 L3 W11 S9 W22 N9\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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-2	0.00	0.00	6.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	60,000							