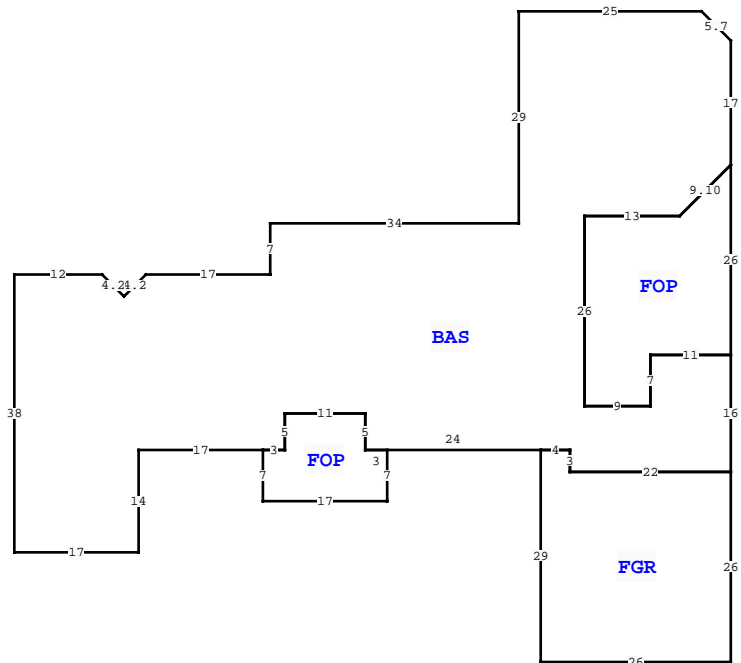


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	29316.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,399	100	
FGR	688	55	
FOP	174	30	
FOP	468	30	
TOTALS	4,729		

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: 3399						HX Base Yr 2005					



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		426,805
TOTAL MARKET OB/XF VALUE		22,482
TOTAL LAND VALUE - MARKET		76,482
TOTAL MARKET VALUE		525,769
SOH/AGL Deduction		179,680
ASSESSED VALUE		346,089
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		289,678
TOTAL JUST VALUE		525,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,688

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041558	Roof Replacement	30,850	03/19/2021
21492	POOL	155	02/06/2004
20913	SFR	556	07/24/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1473/1197	7/19/2022	LE	U	I	14	100

GRANTOR: HIGGINS EDWIN J (ENH)
GRANTEE: TRUST AGREEMENT OF
0934/2015 8/31/2001 WD Q V 01 100
GRANTOR: MARY LOU CALDWELL (CO)
GRANTEE: EDWIN & ANDRA HIGGI

EXTRA FEATURES		739 NW LONA LOOP, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0282	POOL ENCL	0 100
3	0280	POOL R/CON	0 100
4	0166	CONC, PAVMT	0 100
5	0296	SHED METAL	0 100

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	0190	FPLC PF	0 100	0	0	2.00	UT	1,200.00	1,200.00	100	2004	2004	3	100	2,400	
2	0282	POOL ENCL	0 100	24	40	960.00	UT	15.00	15.00	100	2004	2004	3	40	5,760	
3	0280	POOL R/CON	0 100	8	23	184.00	UT	70.00	70.00	100	2004	2004	3	43	5,538	
4	0166	CONC, PAVMT	0 100	0	0	3,792.00	UT	2.00	2.00	100	2004	2004	3	100	7,584	
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W25 S29 W34 S7 W17 D3 L3 L3 U3 W12 S38 E17 N14 E17 FOP= S7 E17 N7 W3 N5 W11 S5 W3\$ E3 N5 E11 S5 E24 FGR= S29 E26 N26 W22 N3 W4\$ E4 S3 E22 N16 FOP= N26 L7 D7 W13 S26 E9 N7 E11\$ W11 S7 W9 N26 E13 U7 R7 N17 L4 U4 \$.	

LAND DESCRIPTION		TOTAL OB/XF 22,482																						
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		A-3	0.00	0.00	6.07	AC		1.00	1.00	0.90	14,000.00	12,600.00	76,482							