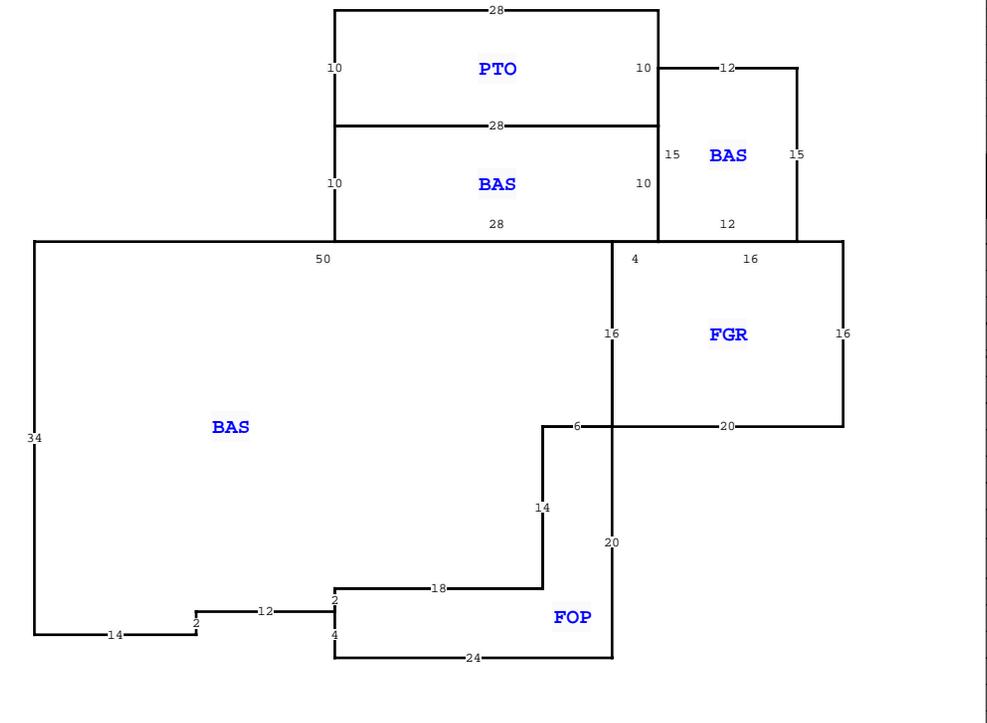


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
Condition Adj	04 04 100
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	
0100	01	2,214	127.4130	145.25	321,584	2000	2000	0	0	25.00	75.00	



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	29416.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	19,609
BAS	280	100		280	30,503
BAS	1,496	100		1,496	162,971
FGR	320	55		176	19,173
FOP	228	30		68	7,408
PTO	280	5		14	1,526
TOTALS	2,784			2,214	241,188

191 SW KELLICHE GLN, LAKE CITY

BLD DATE	LGL DATE	04/08/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	192.00	UT	14.00	14.00	50	2000	2000	3	50	1,344	
3	0166	CONC,PAVMT	0	100	0	2,204.00	UT	2.50	2.50	75	2000	2000	3	75	4,133	
4	0030	BARN,MT	0	100	18	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,000	
5	0169	FENCE/WOOD	0	100	0	1.00	UT	600.00	600.00	100	2026	2025		100	600	

TOTAL OB/XF 13,077

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	1150.00	581.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

VALUATION SUMMARY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	241,188		
TOTAL MARKET OB/XF VALUE	13,077		
TOTAL LAND VALUE - MARKET	28,000		
TOTAL MARKET VALUE	282,265		
SOH/AGL Deduction	36,762		
ASSESSED VALUE	245,503		
TOTAL EXEMPTION VALUE	51,411	HX HB	
BASE TAXABLE VALUE	194,092		
TOTAL JUST VALUE	282,265		
NCON VALUE	600		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	280,590		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043452	Roof Replacement	40,000	12/28/2021
23062	ADDN SFR	169	04/22/2005
16863	SFR	250	04/17/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/529	5/21/2021	WD Q	Q	I	01	269,900

GRANTOR: MASTERSON TODD A & JU
GRANTEE: BAUM RAMSEY
1344/0507 9/08/2017 WD U I 12 150,000
GRANTOR: FEDERAL HOME LOAN MOR
GRANTEE: TODD A & JUDY G MAS

BUILDING NOTES

BUILDING DIMENSIONS
BAS= N10 PTO= N10 W28 S10 E28\$ W28 S10 E28\$ FGR= W4 BAS= W50 S34 E14 N2 E12 FOP= S4 E24 N20 W6 S14 W18 S2\$ N2 E18 N14 E6 N16\$ S16 E20 N16 W16\$ BAS= E12 N15 W12 S15\$.