

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	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.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
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
BAS	1,362	100	
FGR	329	55	
FOP	128	30	
FSP	224	40	
TOTALS	2,043		

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	144.44	241,359	2001	2001	0	0	24.00	76.00

Heated Area: 1362 HX Base Yr 2005

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		183,433
TOTAL MARKET OB/XF VALUE		4,460
TOTAL LAND VALUE - MARKET		21,000
TOTAL MARKET VALUE		208,893
SOH/AGL Deduction		72,387
ASSESSED VALUE		136,506
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		85,095
TOTAL JUST VALUE		208,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,639

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054556	Remodel	2,000	11/21/2025
000049420	Roof Replacement	15,000	03/13/2024
18523	SFR	282	07/18/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1016/0087	5/17/2004	WD Q	Q	I		115,000

GRANTOR: JOHN & PAULINE FEWOX
GRANTEE: STANLEY WECKER

0953/2380	5/17/2002	WD Q	Q	I		90,500
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GRANTOR: BEDENBAUGH
GRANTEE: JOHN & PAULINE FEWO

EXTRA FEATURES		122 SW KELLICHE GLN, LAKE CITY	
L	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0296	SHED METAL	0 100

L	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	1,390.00	UT	2.00	2.00	100	2002	2002	3	100	2,780	
2	0296	SHED METAL	0	100	10	140.00	UT	12.00	12.00	100	2006	2006	3	100	1,680	

BUILDING NOTES	
BLD DATE	
XF DATE	
LGL DATE	
LAND DATE	
AG DATE	
04/16/2026 MLU	

BUILDING DIMENSIONS	
BAS= W12 FSP= N14 W16 S14 E16\$ W39 S17 FGR= S16 E23 N13 W13 N3 W10\$ E10 S3 E13 S7 FOP= S6 W1 S8 E17 N8 W2 L2 D4 W6 U4 L2 N6 W4\$ E4 S6 R2 D4 E6 U4 R2 E14 N33\$.	

LAND DESCRIPTION		TOTAL OB/XF																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	290.00	1.00	LT		1.00	1.00	0.70	30,000.00	21,000.00	21,000							