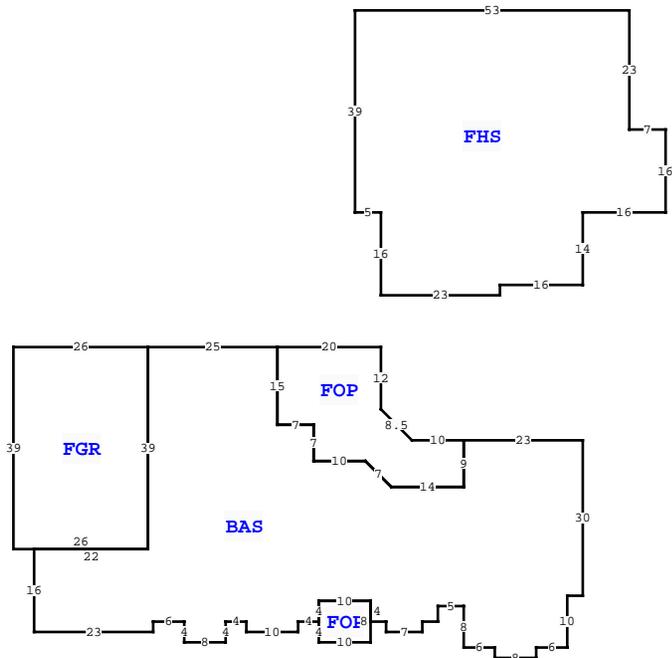


ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.3 100
Frame	03	MASONRY 100
Stories		2. 2. 100
Architectual Units	05	CONV 100
		0 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	6,091	128.8402	146.88	894,646	2008	2008	0	0	17.00	83.00		
1 SINGLE FAM 0% - 2021 Heated Area: 6450 HX Base Yr													



Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	30316.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,679	100		3,679	448,509
FGR	1,014	55		558	68,026
FHS	2,771	60		1,663	202,737
FOP	80	30		24	2,926
FOP	556	30		167	20,359
TOTALS	8,100			6,091	742,556

249 SW WINDSOR HILL GLN, LAKE CITY
BLD DATE: 04/07/2025
LGL DATE: 04/07/2025
XF DATE: MLU
INC DATE:

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	0	0	0		2.55	100	2008	2008	3	100	23,909	

LAND DESCRIPTION																								
TOTAL OB/XF 23,909																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		742,556
TOTAL MARKET OB/XF VALUE		23,909
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		816,465
SOH/AGL Deduction		0
ASSESSED VALUE		816,465
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		816,465
TOTAL JUST VALUE		816,465
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		812,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22894	SFR	1,621	03/09/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/0983	8/26/2020	WD Q	Q	I	01	665,000

GRANTOR: JONATHAN L & AMY WARD
GRANTEE: MOHAMMED HABIBULLAH
1023/2389 8/16/2004 WD Q V 65,000
GRANTOR: QUINTANA
GRANTEE: JONATHAN L & AMY WA

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W23 FOP= W10 L6 U6 N12 W20 S15 E7 S7 E10 D5 R5 E14 N9\$S9 W14 L5 U5 W10 N7 W7 N15 W25 FGR= W26 S39 E26 N39\$ S39 W22 S16 E23 N2 E6 S4 E8 N4 E4 S2 E10 N2 E4 FOP= S4 E10 N8 W10 S4\$ N4 E10 S4 E3 S2 E7 N2 E3 N3 E5 S8 E6 S2 E8 N2 E6 N10 E3 N30\$ PTR= N30 FHS= N14 E16 N16 W7 N23 W53 S39 E5 S16 E23 N2 E16\$ S30\$.	