

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	10	ABOVE AVG. 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,575	107.2170	122.23	192,512	1960	1960	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1437 HX Base Yr 2011

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	176	100		176	13,983
BAS	1,261	100		1,261	100,186
FOP	104	30		31	2,463
FOP	176	30		53	4,211
FST	99	55		54	4,290
<b>TOTALS</b>	<b>1,816</b>			<b>1,575</b>	<b>125,133</b>

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	100	0	0	1.00	UT	400.00	50	0	0	3	50	200	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	450	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	1,200	

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/27/2022		

880 NW INDIAN SHORE DR, LAKE CITY MLU

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		00	0.00	0.00	12,599.57	SF		1.00	1.00	1.00	0.95	0.95	11,970							

TOTAL OB/XF		1,950
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VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		125,133
TOTAL MARKET OB/XF VALUE		1,950
TOTAL LAND VALUE - MARKET		11,970
TOTAL MARKET VALUE		139,053
SOH/AGL Deduction		60,862
ASSESSED VALUE		78,191
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		26,780
TOTAL JUST VALUE		139,053
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1204/2307	11/10/2010	WD	U	I	30	58,500
GRANTOR: HUGH M & BRENDA SUE						
GRANTEE: ROBIN J SKINNER						
1196/2256	6/15/2010	WD	U	I	12	49,000
GRANTOR: U S BANK NATIONAL ASS						
GRANTEE: HUGH M & BRENDA SUE						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS= N15 W19 FOP= W11 S16 E11 N16\$ S16 W24 S24 E25 FOP= S4 E26 N4 W26\$ E15 BAS= E11 N16 W11 S16\$ N16 FST= E11 N9 W11 S9\$ N9 E3\$.	