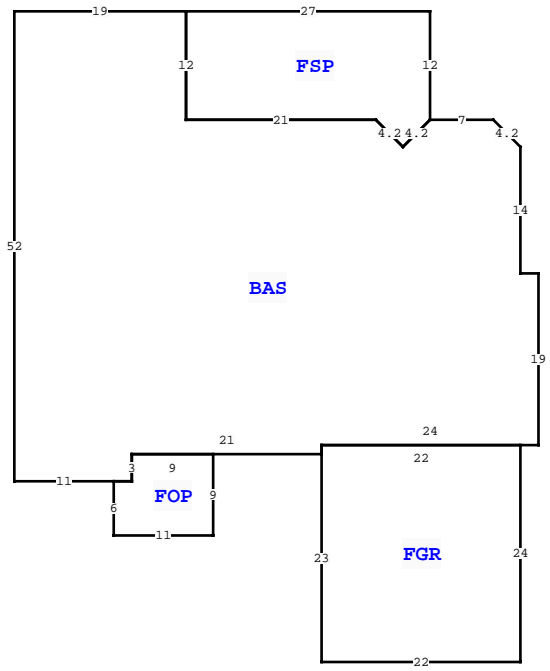


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 80
Exterior Wall	16 WD FR STUC 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 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	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY

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%	- 2025									
Heated Area: 2342						HX Base Yr 2025						



MAP NUM	MKT AREA	06				
30417.020	1.00/					
NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
	BAS	2,342	100		2,342	256,770
	FGR	528	55		290	31,795
	FOP	93	30		28	3,070
	FSP	333	40		133	14,582
TOTALS		3,296			2,793	306,217

171 SW BROADLEAF CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

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	0166	CONC, PAVMT	0	100	0	0	1,848.00	UT	2.00	2.00	100	2003	2003	3	100	3,696	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	10.00	10.00	100	2013	2013	3	100	1,920	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

TOTAL OB/XF 6,116

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		306,217
TOTAL MARKET OB/XF VALUE		6,116
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		347,333
SOH/AGL Deduction		98,161
ASSESSED VALUE		249,172
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		192,761
TOTAL JUST VALUE		347,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049364	Roof Replacement	21,750	03/06/2024
20926	SFR	418	07/29/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/306	7/19/2024	WD Q	Q	I	01	450,000
GRANTOR: LINTON DAVID J						
GRANTEE: ALLEN JUSTIN C						
1107/0361	12/29/2006	WD Q	Q	I		282,500
GRANTOR: JAMES B STAUFFER						
GRANTEE: DAVID J & BRANDI LI						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W7 FSP= N12 W27 S12 E21 D3 R3 R3 U3 \$ D3 L3 L3 U3 W21 N12 W19 S52 E11 FOP= S6 E11 N9 W9 S3 W2\$ E2 N3 E21 FGR= S23 E22 N24 W22 S1\$ N1 E24 N19 W2 N14 L3 U3 \$.