

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPLK	80
Interior Floo	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
Architectual	05	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30417.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,305	100	
FGR	528	55	
FOP	148	30	
FSP	180	40	
TOTALS	3,161		

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%	- 2022								
				Heated Area: 2305			HX Base Yr 2022				

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		323,298
TOTAL MARKET OB/XF VALUE		22,191
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		380,489
SOH/AGL Deduction		33,039
ASSESSED VALUE		347,450
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		296,039
TOTAL JUST VALUE		380,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,732

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051284	Roof Replacement	43,913	10/28/2024
22124	POOL	130	07/23/2004
20582	SFR	400	04/03/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1412/2771	6/08/2020	WD Q	Q	I	01	299,000
GRANTOR: TROY J & TERRI L NELS						
GRANTEE: BRIAN & AMBER PITMA						
1237/0762	6/21/2012	WD Q	Q	I	01	236,400
GRANTOR: DANIEL ELI & FRANCES						
GRANTEE: TROY J & TERRI L NE						

EXTRA FEATURES		159 SW BROADLEAF CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0280	POOL R/CON	0 100
3	0282	POOL ENCL	0 100
4	0169	FENCE/WOOD	0 100

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

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	1,824.00	UT	2.00	2.00	100	2003	2003	3	100	3,648	
2	0280	POOL R/CON	0	100	14	392.00	UT	70.00	70.00	100	2004	2004	3	43	11,799	
3	0282	POOL ENCL	0	100	23	874.00	UT	15.00	15.00	100	2004	2004	3	40	5,244	
4	0169	FENCE/WOOD	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W18 S52 E14 FOP= S3 E20 N6 W13 N4 W7 S7\$ N7 E7 S4 E13	
FGR= S23 E22 N24 W22 S1 \$ N1 E24 N19 W2 N14 L3 U3 W8 D3 L3	
L3 U3 W6 FSP= N12 W15 S12 E15\$ W15 N12\$.	

LAND DESCRIPTION		TOTAL OB/XF 22,191																						
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							