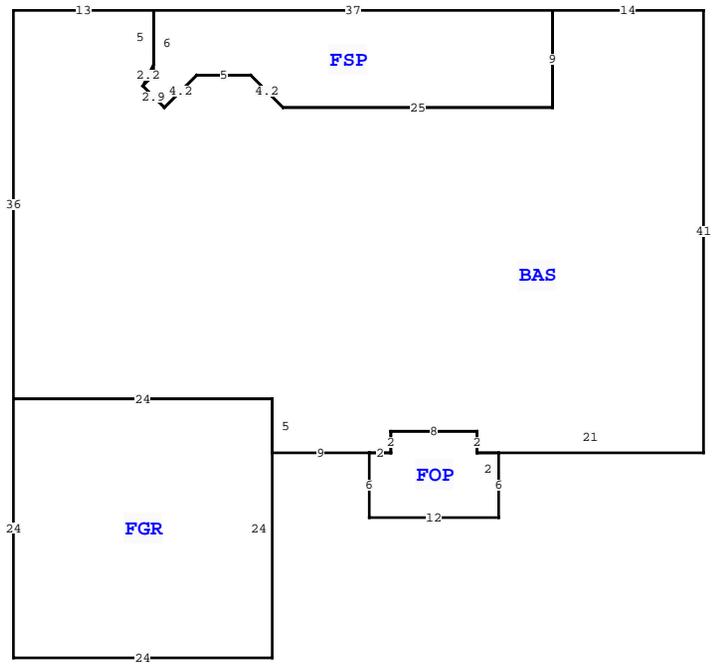


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	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	2,178	100	
FGR	576	55	
FOP	88	30	
FSP	310	40	
TOTALS	3,152		

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%	- 2011		Heated Area: 2178					HX Base Yr 2011	



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		292,156
TOTAL MARKET OB/XF VALUE		21,991
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		349,147
SOH/AGL Deduction		117,967
ASSESSED VALUE		231,180
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		174,769
TOTAL JUST VALUE		349,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,320

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24242	ADDN SFR	30	03/14/2006
23917	POOL	145	11/30/2005
22565	SFR	656	12/07/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1193/2439	5/05/2010	WD Q	Q	I	01	230,000
GRANTOR: MICHAEL A & CATHY A S						
GRANTEE: DOUGLAS PARKER & MI						
1045/2323	5/04/2005	WD Q	Q	I		239,900
GRANTOR: ERKINGER HOME BUILDER						
GRANTEE: MICHAEL A & CATHY A						

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	0296	SHED METAL	0	100	8	10	UT	5.00	5.00	100	2005	2005	3	100	400	
2	0166	CONC, PAVMT	0	100	0	0	UT	2.00	2.00	100	2005	2005	3	100	3,512	
3	0280	POOL R/CON	0	100	12	28	UT	70.00	70.00	100	2006	2006	3	51	11,995	
4	0282	POOL ENCL	0	100	26	39	UT	15.00	15.00	100	2006	2006	3	40	6,084	

TOTAL OB/XF											
355 SW NIGHTSHADE DR, LAKE CITY											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/03/2025			MLU					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W14 FSP= W37 S6 L1 D1 D2 R2 R3 U3 E5 D3 R3 E25 N9\$ S9 W25 L3 U3 W5 D3 L3 L2 U2 U2 R1 N5 W13 S36 FGR= S24 E24 N24 W24\$ E24 S5 E9 FOP= S6 E12 N6 W2 N2 W8 S2 W2\$ E2 N2 E8 S2 E21 N41\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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							