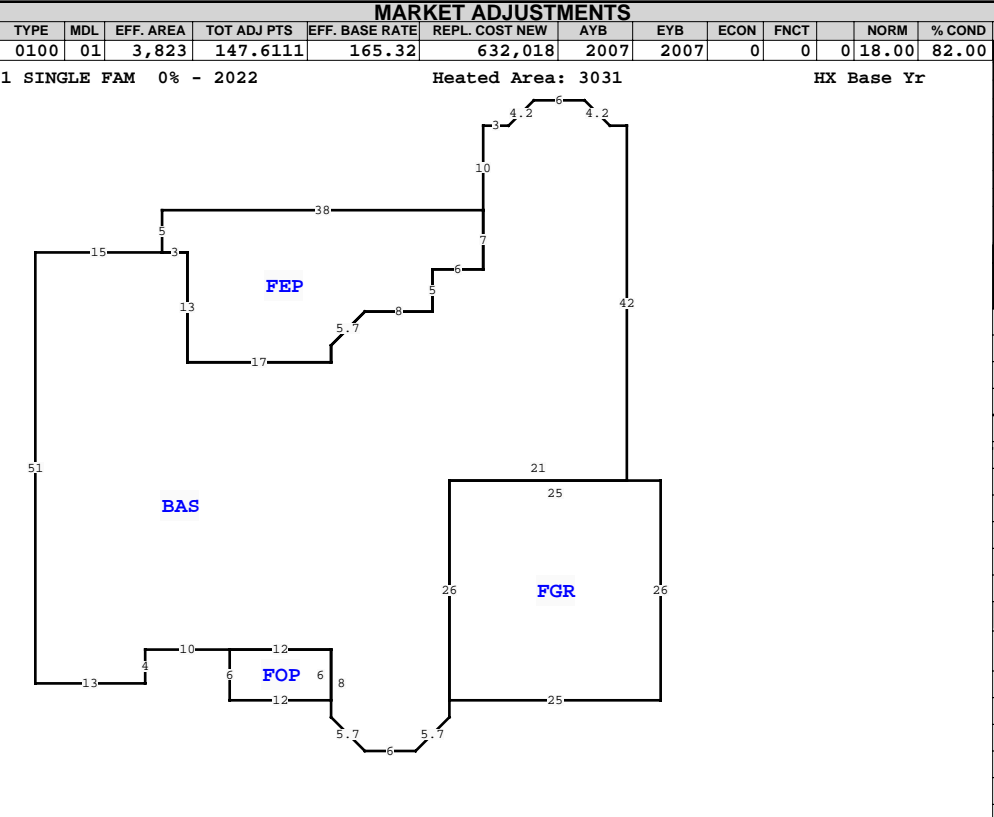


ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,031	100		3,031	410,890
FEP	515	80		412	55,852
FGR	650	55		358	48,532
FOP	72	30		22	2,982
<b>TOTALS</b>	<b>4,268</b>			<b>3,823</b>	<b>518,255</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	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	4,224.00	UT	3.00	3.00	100	2007	2007	3	100	12,672	

EXTRA FEATURES		TOTAL OB/XF	
138 SW PHLOX GLN, LAKE CITY		14,672	

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

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

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		518,255
TOTAL MARKET OB/XF VALUE		14,672
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		567,927
SOH/AGL Deduction		0
ASSESSED VALUE		567,927
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		567,927
TOTAL JUST VALUE		567,927
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		574,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24902	ADDN SFR	887	08/23/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1448/1764	9/22/2021	WD Q	Q I	I 01		565,000
GRANTOR: BUCHS MARK						
GRANTEE: CESSNUN CASEY						
1127/2451	8/09/2007	WD Q	Q I			590,000
GRANTOR: ISAAC HOLDING INC						
GRANTEE: MARK & HEATHER BUCH						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W15 S51 E13 N4 E10 E12 S8 D4R4 E6 U4R4 N2 N26 E21 N42 W2 U3L3 W6 D3L3 W3 S10 S7 W6 S5 W8 D4L4 S2 W17 N13 W3 \$	
FGR=[ORIG=34,53] E25 N26 W25 S26 \$	
FEP=[DPR_YEAR=2021;ORIG=38,-5] W38 S5 E3 S13 E17 N2 U4R4 E8 N5 E6 N7 \$	
FOP=[ORIG=8,47] S6 E12 N6 W12 \$	