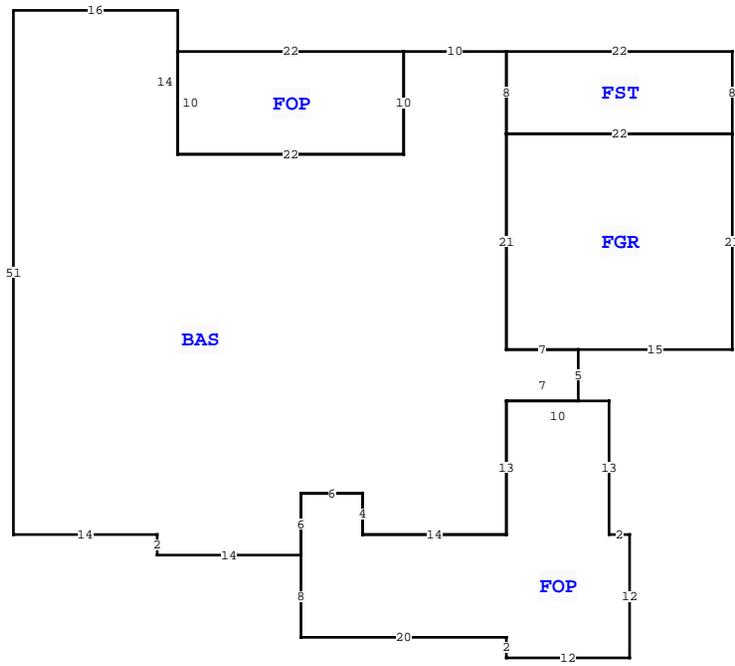


ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	90		
Interior Floo	15	HARDTILE	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,139	100		2,139	205,302
FGR	462	55		254	24,379
FOP	220	30		66	6,335
FOP	498	30		149	14,301
FST	176	55		97	9,310
TOTALS	3,495			2,705	259,627

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%	2019		341,614	2001	2001	0	0	24.00	76.00
Heated Area: 2139 HX Base Yr 2019											



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		259,627
TOTAL MARKET OB/XF VALUE		4,995
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		299,622
SOH/AGL Deduction		88,886
ASSESSED VALUE		210,736
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		159,325
TOTAL JUST VALUE		299,622
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		298,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054175	Roof Replacement	30,000	10/01/2025
16993	SFR	390	05/22/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/2160	9/17/2025	QC	U	I	11	100

GRANTOR: DICKS CLINTON F JR
GRANTEE: DICKS CLINTON TERRY
1374/0466
12/08/2018
WD U I 11
0
GRANTOR: CLINTON F DICKS JR
GRANTEE: CLINTON F DICKS JR

BUILDING NOTES	
112 SW NIGHTSHADE DR, LAKE CITY	
BLD DATE	
XF DATE	
INC DATE	
LGL DATE	04/03/2025
LAND DATE	MLU
AG DATE	

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	2,430.00	UT	1.50	1.50	100	2000	2000	3	100	3,645	
2	0169	FENCE/WOOD	0	100	0	300.00	UT	4.50	4.50	100	2000	2000	3	100	1,350	

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							