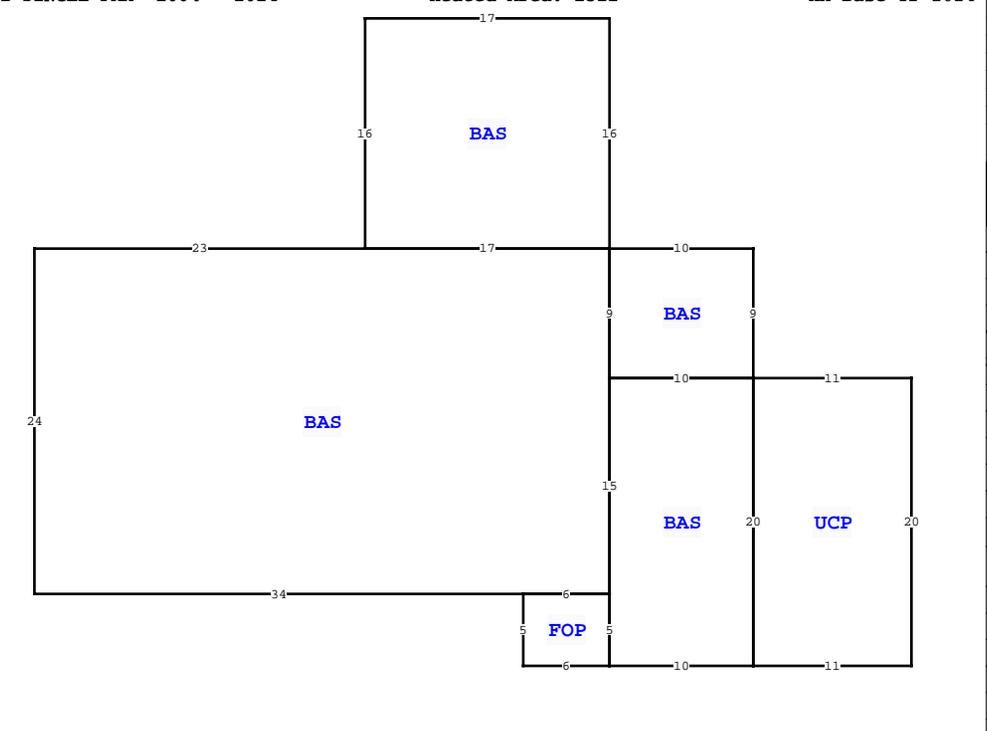


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual Units	05 CONV 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,575	124.4400	141.86	223,430	1964	2010	0	0	18.75	81.25



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	30317.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	90	100		90	10,373
BAS	200	100		200	23,052
BAS	272	100		272	31,351
BAS	960	100		960	110,651
FOP	30	30		9	1,038
UCP	220	20		44	5,072
TOTALS	1,772			1,575	181,537

928 NW HIGHLANDS LOOP, LAKE CITY		BLD DATE	LGL DATE	05/12/2026	MLU
		XF DATE	LAND DATE		
		INC DATE	AG DATE		

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	1.00	UT	0.00	100	0	0	3	100	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	450	

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		181,537
TOTAL MARKET OB/XF VALUE		1,850
TOTAL LAND VALUE - MARKET		29,024
TOTAL MARKET VALUE		212,411
SOH/AGL Deduction		12,984
ASSESSED VALUE		199,427
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		148,016
TOTAL JUST VALUE		212,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1501/573	10/16/2023	WD	Q	I	01	242,000
GRANTOR: CINERA GROUP LLC						
GRANTEE: SANSOUCI ROBERT J I						
1487/943	3/29/2023	WD	Q	I	01	73,500
GRANTOR: SANSOUCI VANESSA						
GRANTEE: CINERA GROUP LLC						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W23 S24 E34 E6 N15 N9 W17 \$
BAS=[ORIG=17,0] N16 W17 S16 E17 \$
UCP=[ORIG=27,29] E11 N20 W11 S20 \$
BAS=[ORIG=17,24] S5 E10 N20 W10 S15 \$
BAS=[ORIG=17,9] E10 N9 W10 S9 \$
FOP=[ORIG=11,24] S5 E6 N5 W6 \$

LAND DESCRIPTION	TOTAL OB/XF
1 0100 C SFR	1,850

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-2	0.00	0.00	14,512.00	SF		1.00	1.00	1.00	2.00	2.00	29,024							