

ELEMENT	CD	CONSTRUCTION
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 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1.100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,444	128.4400	146.42	211,430	1963	2005	0	0	25.00	75.00

1 SINGLE FAM 0% - 2025 Heated Area: 1280 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		158,572
TOTAL MARKET OB/XF VALUE		2,586
TOTAL LAND VALUE - MARKET		14,774
TOTAL MARKET VALUE		175,932
SOH/AGL Deduction		0
ASSESSED VALUE		175,932
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		175,932
TOTAL JUST VALUE		175,932
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		170,329

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,280	100		1,280	140,564
FOP	60	30		18	1,977
FOP	252	30		76	8,346
FST	128	55		70	7,687
TOTALS	1,720			1,444	158,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047207	Electrical Servic	0	05/11/2023
000047165	Roof Replacement	7,500	05/09/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1517/1214	5/30/2024	WD Q	Q	I	01	220,000
GRANTOR: CHANNELL DAVID M						
GRANTEE: KELLY DEANDRA						
1487/2162	4/03/2023	WD Q	Q	I	01	140,000
GRANTOR: PARKER DEVELOPMENT LL						
GRANTEE: CHANNELL DAVID M						

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	0	0	1.00	UT	1,000.00	1,000.00	60	0	0	3	60	600	
2	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	0	9	81.00	UT	12.00	12.00	50	1993	1993	3	50	486	
4	0120	CLFENCE 4	0	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
5	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	150	

EXTRA FEATURES		TOTAL OB/XF	
906 NW HIGHLANDS LOOP, LAKE CITY		2,586	
BLD DATE		LGL DATE	05/12/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W27 FOP= N12 W13 S5 W16S6 E16 S1 E13S W13 FST= N1 W16 S8 E16 N7S S7 W16 S17 E4 S4 E12 FOP= E15 N4 W15 S4S N4E40 N24S.	

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	0		*RSF-2	0.00	0.00	9,849.37	SF		1.00	1.00	1.00	1.50	1.50	14,774							