

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architactual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.010	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	336	100
BAS	2,156	100
FEP	378	80
FGR	528	55
FOP	32	30
UST	192	45
TOTALS	3,622	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,180	103.8870	118.43	376,607	1963	1963	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 2492 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		244,795
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		19,310
TOTAL MARKET VALUE		266,505
SOH/AGL Deduction		0
ASSESSED VALUE		266,505
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		266,505
TOTAL JUST VALUE		266,505
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED
591	REMODEL	89	11/28/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1461/807	2/25/2022	WD	Q	I	01	200,000

GRANTOR: KIRBY MERGED TRUST &
GRANTEE: LUNH LENG

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	

BLD DATE		LGL DATE	
		04/27/2022	MLU

BUILDING NOTES	
613 NW PALM DR, LAKE CITY	

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	DPHT 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	20,325.97	SF		1.00	1.00	1.00	0.95	0.95	19,310							