

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	17	MSNRY STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	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	YEAR
BAS	1,196	100	
FOP	8	30	
UCP	324	20	
UST	60	45	
TOTALS	1,588		
			1,290
			103,119

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%	2018								
Heated Area: 1196						HX Base Yr 2018					

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VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		103,119
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		69,682
TOTAL MARKET VALUE		173,801
SOH/AGL Deduction		74,033
ASSESSED VALUE		99,768
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		43,357
TOTAL JUST VALUE		173,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1209/2544	2/14/2011	PB	U	I	11	0
GRANTOR: ORDER SUMM ADMIN (EST)						
GRANTEE: HAROLD E ARNOLD (EN)						
1040/2812	3/18/2005	WD	Q	V	01	100
GRANTOR: HAROLD & PAULA ARNODL						
GRANTEE: VANESSA DEAN ARNOLD						

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	0	0.00	0.00	100	0	0	3	100	400	
2	0120	CLFENCE	4	0	100	0	0	0.00	0.00	100	2003	2003	3	100	600	
TOTALS																
TOTAL OB/XF 1,000																

BUILDING NOTES											
489 NW SHELBY TER, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/12/2026 MLU											

BUILDING DIMENSIONS											
BAS= W45 S28 E17 N2 E7 FOP= E4 N2 W4 S2\$ N2 E4 S2 E17 N2 UCP= E16 N18 UST= N6 W10 S6 E10\$ W10 N6 W6 S24\$ N24\$.											

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	0133	C	SFR LAKE	100		*RSF-2	0.00	0.00	21,608.25	SF		1.00	1.00	1.00	2.00	2.00	43,216							
2	0700	C	MISC RES	100		*RSF-2	0.00	0.00	22,055.30	SF		1.00	1.00	0.60	2.00	1.20	26,466							