

| ELEMENT        | CD | CONSTRUCTION   |
|----------------|----|----------------|
| Exterior Wall  | 19 | COMMON BRK 90  |
| Exterior Wall  | 31 | VINYL SID 10   |
| Roof Structure | 03 | GABLE/HIP 100  |
| Roof Cover     | 03 | COMP SHNGL 100 |
| Interior Wall  | 05 | DRYWALL 100    |
| Interior Floor | 14 | CARPET 90      |
| Interior Floor | 06 | VINYL ASB 10   |
| 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   | 05 | CONV 100       |
| Units          |    | 0 100          |
| 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 |
|------|------------|-------------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 1    | SINGLE FAM | 100% - 2024 |             | 124.80         | 224,765        | 1959 | 1959 |      | 0    | 35.00 | 65.00  |

Heated Area: 1740 HX Base Yr 2024

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 1              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 146,097  |
| TOTAL MARKET OB/XF VALUE  |           | 1,200    |
| TOTAL LAND VALUE - MARKET |           | 14,222   |
| TOTAL MARKET VALUE        |           | 161,519  |
| SOH/AGL Deduction         |           | 478      |
| ASSESSED VALUE            |           | 161,041  |
| TOTAL EXEMPTION VALUE     | HX HB     | 51,411   |
| BASE TAXABLE VALUE        |           | 109,630  |
| TOTAL JUST VALUE          |           | 161,519  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 161,519  |

| AREA TYPE     | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS           | 1,740            | 100         |      | 1,740        | 141,149              |
| FOP           | 24               | 30          |      | 7            | 568                  |
| UST           | 120              | 45          |      | 54           | 4,380                |
| <b>TOTALS</b> | <b>1,884</b>     |             |      | <b>1,801</b> | <b>146,097</b>       |

| PERMIT NUM | DESCRIPTION       | AMT | ISSUED     |
|------------|-------------------|-----|------------|
| 000045583  | Electrical Servic | 0   | 10/06/2022 |

| SALES DATA                   |            |           |     |     |        |            |
|------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1476/1817                    | 10/03/2022 | WD        | Q   | I   | 01     | 160,000    |
| GRANTOR: SKINNER PHYLLIS P   |            |           |     |     |        |            |
| GRANTEE: NESSMITH BRANDON TH |            |           |     |     |        |            |
| 1458/1601                    | 2/04/2022  | LE        | U   | I   | 14     | 100        |
| GRANTOR: SKINNER PHYLLIS P   |            |           |     |     |        |            |
| GRANTEE: SKINNER PHYLLIS P   |            |           |     |     |        |            |

| 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   | 0294       | SHED WOOD/  | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00  | 0.00           | 100       | 0       | 0           | 3 | 100    | 100             |       |
| 2   | 0166       | CONC, PAVMT | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00  | 0.00           | 100       | 0       | 0           | 3 | 100    | 400             |       |
| 3   | 0120       | CLFENCE 4   | 0   | 100 | 0 | 0 | 1.00  | UT | 0.00  | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 700             |       |

| EXTRA FEATURES |         | 617 NW GWEN LAKE AVE, LAKE CITY |            |
|----------------|---------|---------------------------------|------------|
| BLD DATE       | XF DATE | INC DATE                        | LGL DATE   |
|                |         |                                 | 04/27/2022 |
|                |         |                                 | MLU        |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS   |  |
|---|--|
| BAS= W52 S30 E26 FOP= S3 E8 N3 W8\$ E36 N18 UST= N12 W10 S12 E10\$ W10 N12\$. |  |

| LAND DESCRIPTION |          | TOTAL OB/XF 1,200 |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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-3   | 0.00  | 0.00  | 14,970.48   | SF        |     | 1.00     | 1.00   | 1.00    | 0.95       | 0.95           | 14,222     |                             |      |         |      |     |    |        |