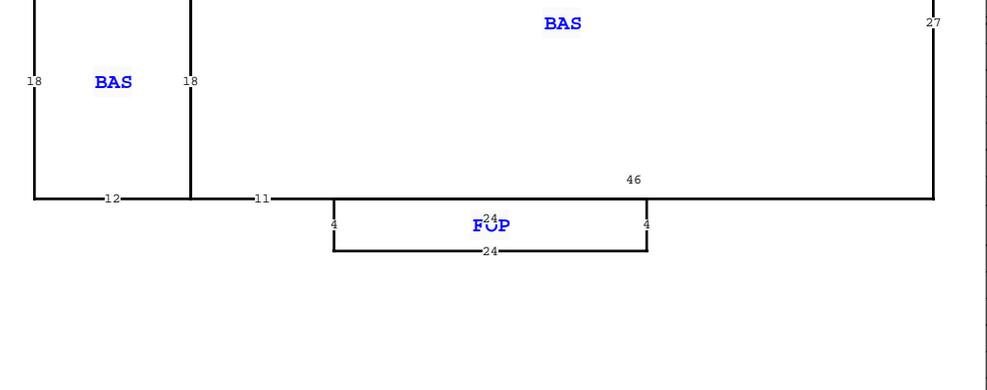


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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%	- 2026		273,927	1959	1995	0	0	30.00	70.00



VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		191,749
TOTAL MARKET OB/XF VALUE		7,100
TOTAL LAND VALUE - MARKET		11,929
TOTAL MARKET VALUE		210,778
SOH/AGL Deduction		0
ASSESSED VALUE		210,778
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		159,367
TOTAL JUST VALUE		210,778
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,094

QUALITY	CD	CONSTRUCTION			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	31317.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	212	100		212	20,234
BAS	216	100		216	20,616
BAS	1,539	100		1,539	146,890
FOP	96	30		29	2,768
PTO	260	5		13	1,241
TOTALS	2,323			2,009	191,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044416	Electrical Servic	0	05/11/2022
00773			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U / I	V / I	RSN CD	SALE PRICE
1531/1739	7/14/2023	EX	Q	I	01	230,000
GRANTOR: LANGLEY BROCK W						
GRANTEE: SMITH BRANDY						
1482/715	12/30/2022	WD	Q	I	01	249,000
GRANTOR: LEO PROPERTY GROUP LL						
GRANTEE: LANGLEY BROCK W						

L	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	0.00	100	0	0	3	100	1,500	
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	800	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	1,200	
4	0060	CARPORT F	0	100	18	20	360.00	UT	10.00	10.00	100	1993	1993	3	100	3,600	

EXTRA FEATURES		574 NW GWEN LAKE AVE, LAKE CITY	
BLD DATE	XF DATE	INC DATE	LGL DATE
			04/27/2022
			MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W41 W16 S9 S18 E11 E46 N27 \$	
PTO=[ORIG=-41,0] N13 W20 S13 E20 \$	
BAS=[ORIG=-57,9] W12 S18 E12 N18 \$	
BAS=[ORIG=-57,0] W4 N13 W8 S22 E12 N9 \$	
FOP=[ORIG=-46,27] S4 E24 N4 W24 \$	

LAND DESCRIPTION		TOTAL OB/XF		7,100																				
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	12,557.16	SF		1.00	1.00	1.00	0.95	0.95	11,929							