

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	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	1.100	
Architectural Units	05	CONV	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	31317.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	216	100	
BAS	1,313	100	
FSP	180	40	
UST	66	45	
TOTALS	1,775		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,631	118.3050	134.87	219,973	1965	1965	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1529 HX Base Yr

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VALUATION BY		STANDARD	
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			142,982
TOTAL MARKET OB/XF VALUE			1,100
TOTAL LAND VALUE - MARKET			15,603
TOTAL MARKET VALUE			159,685
SOH/AGL Deduction			0
ASSESSED VALUE			159,685
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			159,685
TOTAL JUST VALUE			159,685
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			153,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1513	ADDN SFR	5	04/13/1999
00592			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1060/2560	9/30/2005	WD	Q	I		92,000

GRANTOR: SCHMITZ
GRANTEE: BALZA
0873/0928 1/14/1999 WD Q I 53,500
GRANTOR: VILLELA
GRANTEE: SCHMITZ

EXTRA FEATURES		490 NW GWEN LAKE AVE, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0120	CLFENCE 4	0 0 0 0
2	0166	CONC, PAVMT	0 0 0 0
3	0070	CARPORT UF	0 0 0 0
4	0252	LEAN-TO W/	0 0 0 0
5	0260	PAVEMENT-A	0 0 0 0

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/12/2026		MLU

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	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0166	CONC, PAVMT	0	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
3	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	
4	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
5	0260	PAVEMENT-A	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W17 FSP= N12 W15 S12 E15\$ W32 S29 E43 BAS= E12 N18 W12 S18\$ N18 E6 UST= E6 N11 W6 S11\$ N11\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,100																						
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	0		*RSF-3	0.00	0.00	12,482.21	SF		1.00	1.00	1.00	1.25	1.25	15,603							