

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	13	LAM/VNLPLK 80
Interior Floor	15	HARDTILE 20
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 Units	05	CONV 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
0100	01	1,931	114.0720	127.76	246,705	1994	2015	0	0	10.00	90.00

1 SINGLE FAM 100% - 2023 Heated Area: 1777 HX Base Yr 2023

TOTALS 2,252 1,931 222,034

419 SE DORETHA TER, LAKE CITY

QUALITY	DOR CODE	MAP NUM	MKT AREA	NEIGHBORHOOD/LOC
05 05	0100			1418.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100		1,777	204,327
FOP	15	30		4	460
FOP	380	30		114	13,109
UST	80	45		36	4,139

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		222,034
TOTAL MARKET OB/XF VALUE		3,300
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		240,334
SOH/AGL Deduction		30,640
ASSESSED VALUE		209,694
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		158,283
TOTAL JUST VALUE		240,334
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045573	Roof Replacement	14,605	09/27/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1941	7/22/2022	WD	Q	I	01	380,000
GRANTOR: TURMAN MELISSA P						
GRANTEE: COARSEY MARK W						
1047/1681	5/31/2005	QC	Q	I	01	100
GRANTOR: JOSEPH G TURMAN						
GRANTEE: MELISSA P TURMAN						

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	0296	SHED METAL	0	100	0	0	0	0	0.00	100	1994	1994	3	100	800	
2	0294	SHED WOOD/	0	100	0	0	0	0	0.00	100	2013	2013	3	100	1,500	
3	0251	LEAN TO W/	0	100	0	0	0	0	0.00	100	2013	2013	3	100	500	
4	0040	BARN, POLE	0	100	0	0	0	0	500.00	100	2023	2022		100	500	

BLD DATE		LGL DATE	
04/29/2025	MLU		

BUILDING DIMENSIONS	
BAS= W10 FOP= N20 W23 S10 UST= S10 E8 N10 W8\$ E8 S10 E15\$ W54 S28 E28 FOP= E5 N3 W5 S3\$ N3 E5 S3 E31 N28\$.	

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	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							