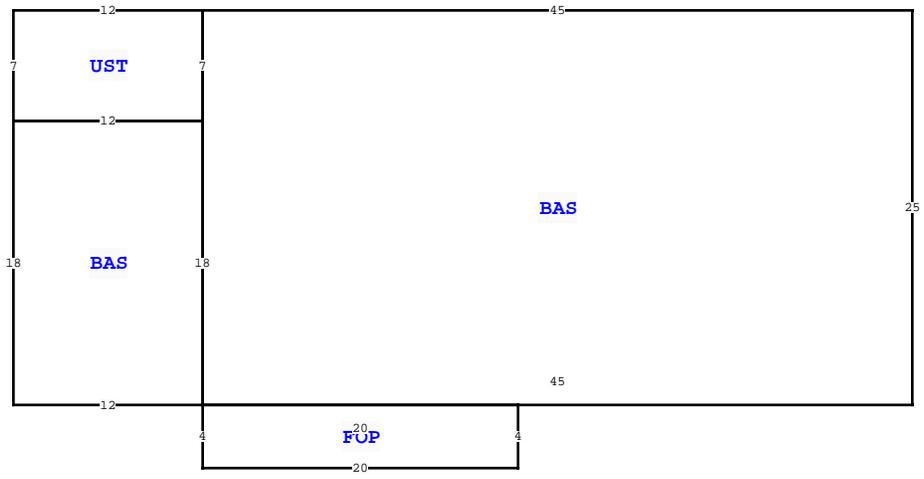


| ELEMENT | CD | CONSTRUCTION |
|---------------------|----|----------------|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 31 | VINYL SID 10 |
| Roof Structure | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectural Units | 05 | CONV 100 |
| Condition Adj | 03 | 0 100 |
| Kitchen Adjus | 01 | 01 100 |

| MARKET ADJUSTMENTS | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|-------------------|----------------|------|-----------------|------|------|-------|--------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
| 0100 | 01 | 1,403 | 127.2000 | 145.01 | 203,449 | 1973 | 2000 | 0 | 0 | 25.63 | 74.37 |
| 1 SINGLE FAM | | | 100% - 2006 | Heated Area: 1341 | | | HX Base Yr 2006 | | | | |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 216 | 100 | | 216 | 23,294 |
| BAS | 1,125 | 100 | | 1,125 | 121,324 |
| FOP | 80 | 30 | | 24 | 2,588 |
| UST | 84 | 45 | | 38 | 4,098 |
| TOTALS | 1,505 | | | 1,403 | 151,305 |

539 NW WEIGHTTY GLN, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/15/2025 |
| INC DATE | | AG DATE | 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 | 0296 | SHED METAL | 0 | 100 | 12 | 24 | 288.00 | UT | 5.00 | 5.00 | 100 | 2005 | 2005 | 3 | 100 | 1,440 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 16 | 32 | 512.00 | UT | 70.00 | 70.00 | 100 | 2006 | 2006 | 3 | 51 | 18,278 | |
| 3 | 0282 | POOL ENCL | 0 | 100 | 26 | 54 | 1,404.00 | UT | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 40 | 8,424 | |
| 4 | 0166 | CONC, PAVMT | 0 | 100 | 10 | 26 | 260.00 | UT | 2.50 | 2.50 | 100 | 2006 | 2006 | 3 | 100 | 650 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 50 | |
| 6 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,200 | |
| 7 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,200 | |

TOTAL OB/XF 31,242

| 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 | | A-1 | 0.00 | 0.00 | 5.00 | AC | | 1.00 | 1.00 | 1.00 | 7,000.00 | 7,000.00 | 35,000 | | | | | | | |

| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 151,305 |
| TOTAL MARKET OB/XF VALUE | | 31,242 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 217,547 |
| SOH/AGL Deduction | | 86,001 |
| ASSESSED VALUE | | 131,546 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 80,135 |
| TOTAL JUST VALUE | | 217,547 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 218,021 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|--------|------------|
| 000043039 | Roof Replacement | 11,510 | 10/26/2021 |
| 24013 | POOL ENCL | 75 | 01/04/2006 |
| 23802 | POOL | 245 | 11/02/2005 |

| SALES DATA | | | | | | |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1045/2781 | 5/10/2005 | WD Q | Q | I | | 115,000 |
| GRANTOR: FRANKIE JEAN WALKER | | | | | | |
| GRANTEE: JAMES P & SYLVIA BO | | | | | | |
| 1039/0899 | 2/18/2005 | WD U | U | I | | 95,000 |
| GRANTOR: LOWER LOWNDES | | | | | | |
| GRANTEE: FRANKIE JEAN WALKER | | | | | | |

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

| BUILDING DIMENSIONS | |
|--|--|
| BAS= W45 UST= W12 S7 E12 N7\$S7 BAS= W12 S18 E12 N18\$ S18 FOP= S4 E20 N4 W20\$ E45 N25\$. | |