

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 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		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	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
1	SINGLE FAM	100% - 2019			408,408	1991	1991	0	0	34.00	66.00

Heated Area: 2510 HX Base Yr 2019

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		269,549
TOTAL MARKET OB/XF VALUE		23,496
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		328,045
SOH/AGL Deduction		95,942
ASSESSED VALUE		232,103
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		180,692
TOTAL JUST VALUE		328,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,328

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	140	100		140	13,218
BAS	2,370	100		2,370	223,759
FGR	594	55		327	30,873
FOP	60	30		18	1,700
<b>TOTALS</b>	<b>3,164</b>			<b>2,855</b>	<b>269,549</b>

175 SW MOSSY CT, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/2578	10/15/2025	QC	U	I	11	100
GRANTOR: DEACONESCU SONDR A MAR						
GRANTEE: DEACONESCU SONDR A M						
1335/1780	4/19/2017	WD	Q	I	01	271,000
GRANTOR: STEPHEN M & CHRISTY L						
GRANTEE: SONDR A MARIE LANIER						

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	0166	CONC, PAVMT	0	100	14	100	UT	1.40	1.40	100	0	0	3	100	1,960	
2	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	32	16	UT	70.00	70.00	100	1994	1994	3	40	14,336	
4	0282	POOL ENCL	0	100	0	0	UT	15.00	15.00	100	1994	1994	3	40	6,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W23 S16 W11 BAS= W20 S7 E20 N7\$ S7 W20 N7 W18 S33 E5S12 E15 N6 FOP= E15 N4 W15 S4\$ N4 E15 S8 E15 N10 FGR= E22 N27 W22 S27\$ N27 E22 N22\$.	

LAND DESCRIPTION		TOTAL OB/XF 23,496																						
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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							