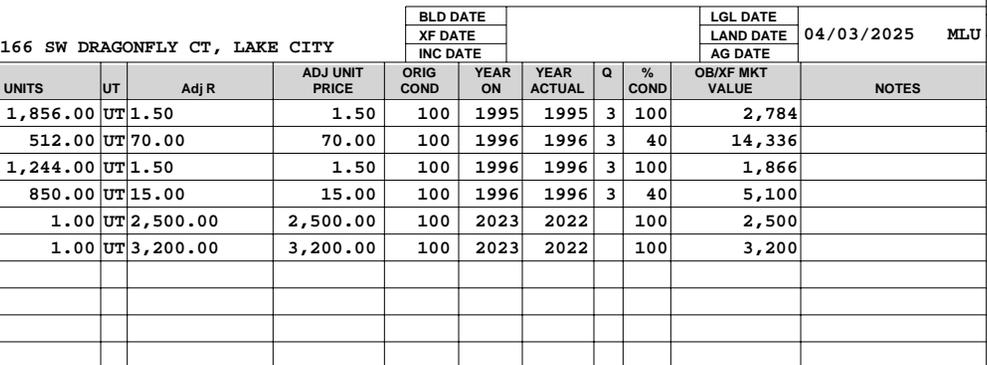


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	10	ABOVE AVG. 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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
0100	01	2,887	130.2807	145.91	421,242	1995	1995	0	0	30.00	70.00
1 SINGLE FAM 100% - 2023 Heated Area: 2376 HX Base Yr 2023											



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		294,869
TOTAL MARKET OB/XF VALUE		29,786
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		359,655
SOH/AGL Deduction		61,552
ASSESSED VALUE		298,103
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		246,692
TOTAL JUST VALUE		359,655
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11136	POOL	160	05/12/1996
9310	SFR	380	02/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/1045	7/15/2022	WD	Q	I	01	420,000
GRANTOR: BUSCH ROBERT G						
GRANTEE: TENORIO MELINDA C						
0807/1323	6/28/1995	WD	Q	I		147,500
GRANTOR: VERONICA S WILLIAMS						
GRANTEE: ROBERT G BUSCH						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,376	100		2,376	242,677
FGR	575	55		316	32,276
FOP	125	30		38	3,882
FSP	393	40		157	16,036
TOTALS	3,469			2,887	294,869

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	0	0	1,856.00	UT	1.50	1.50	100	1995	1995	3	100	2,784	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
3	0166	CONC, PAVMT	0	100	0	0	1,244.00	UT	1.50	1.50	100	1996	1996	3	100	1,866	
4	0282	POOL ENCL	0	100	0	0	850.00	UT	15.00	15.00	100	1996	1996	3	40	5,100	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	

EXTRA FEATURES		166 SW DRAGONFLY CT, LAKE CITY	
BLD DATE		LGL DATE	04/03/2025
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
FSP= S6 D6 L6 W17 U3 L3 W8 L3 D3 N12 E37\$ BAS= S6 D6 L6 W17 U3 L3 W8 L3 D3 S29 D7 R3 E9 R3 U7 N3 E7 FOP= S10 E11 N10 W3 N3 W5 S3 W3\$ E3 N3 E5 S3 E11 N3 E23 FGR= S25 W23 N25 E23\$ N12 E2 N6 W2 N31 W20 S14 W7\$.	

LAND DESCRIPTION		TOTAL OB/XF 29,786																						
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	1210.00	200.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							