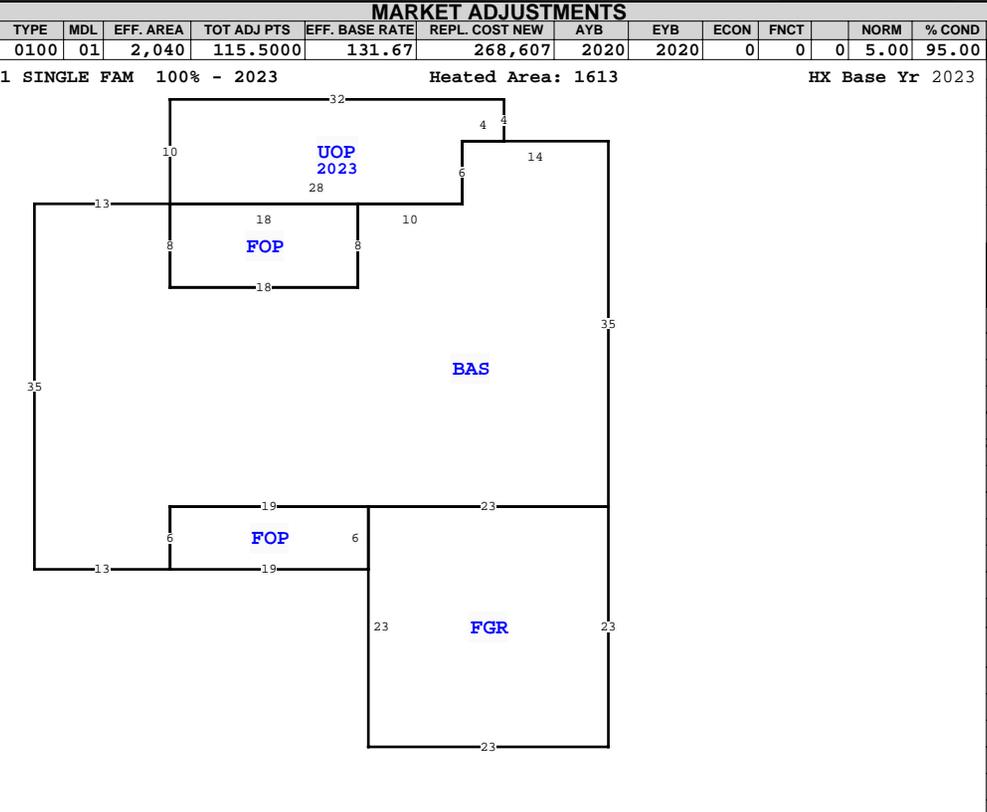


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,613	100		1,613	201,765
FGR	529	55		291	36,400
FOP	114	30		34	4,253
FOP	144	30		43	5,379
UOP	296	20	2023	59	7,381
TOTALS	2,696			2,040	255,177

303 SW HEATHRIDGE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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	0166	CONC,PAVMT	0	100	0	0		1,900.00	UT	2.25				4,275	

TOTAL OB/XF 4,275

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		255,177
TOTAL MARKET OB/XF VALUE		4,275
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		294,452
SOH/AGL Deduction		18,036
ASSESSED VALUE		276,416
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		225,005
TOTAL JUST VALUE		294,452
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053521	Electrical Servic		07/03/2025
40087	SFR	0	07/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/2677	8/28/2023	WD	U	I	11	100
GRANTOR: ROSSIN DEIDRA D						
GRANTEE: ROSSIN DEIDRA D						
1427/576	12/21/2020	WD	Q	I	01	215,900
GRANTOR: WARREN DEVELOPMENT GR						
GRANTEE: ROSSIN DEIDRA D						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=90,19] W14 S6 W10 S8 W18 N8 W13 S35 E13 N6 E19 E23 N35 \$	
FGR=[ORIG=67,54] E23 S23 W23 N23 \$	
FOP=[ORIG=48,25] E18 S8 W18 N8 \$	
FOP=[ORIG=48,54] E19 S6 W19 N6 \$	
UOP=[YR=2023;ORIG=80,15] W32 S10 E28 N6 E4 N4 \$	