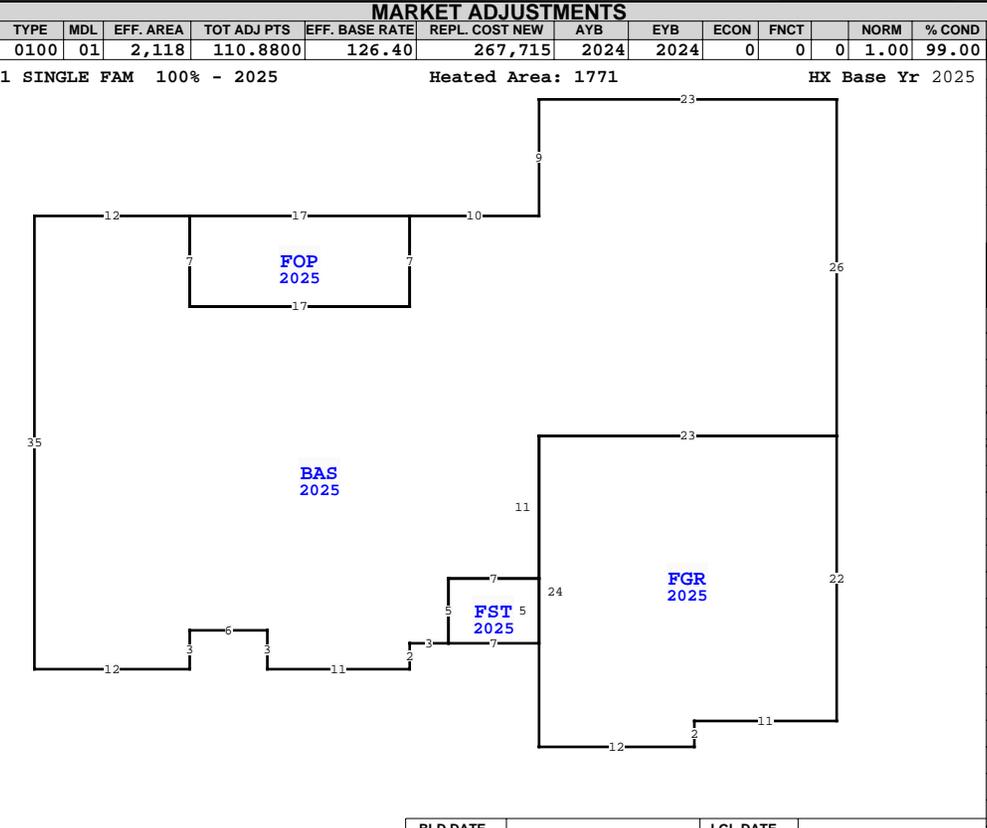


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	33316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,771	100	2025
FGR	530	55	2025
FOP	119	30	2025
FST	35	55	2025
TOTALS	2,455		



VALUATION BY		STANDARD
VALUATION SUMMARY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		265,038
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		302,438
SOH/AGL Deduction		0
ASSESSED VALUE		302,438
TOTAL EXEMPTION VALUE	HX HB 13	302,438
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		302,438
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,434

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047506	New Residential C	175,000	06/20/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1516/1420	6/06/2024	WD Q	Q	I	01	389,000

GRANTOR: TWENTYEIGHT FOURTEEN
GRANTEE: HENDERSON KASEY
1490/346 5/10/2023 WD U V 11 100
GRANTOR: WARREN DEVELOPMENT GR
GRANTEE: TWENTYEIGHT FOURTEEN

EXTRA FEATURES		359 SW HEATHRIDGE DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC,PAVMT	0 100

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/14/2026		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	1.00	UT	2,400.00	2,400.00	100	2025	2024		100	2,400	

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
BAS=[YR=2025;ORIG=90,10] W23 S9 W10 S7 W17 N7 W12 S35 E12 N3 E6 S3 E11 N2 E3 N5 E7 N11 E23 N26 \$	
FGR=[YR=2025;ORIG=90,36] W23 S24 E12 N2 E11 N22 \$	
FOP=[YR=2025;ORIG=40,19] E17 S7 W17 N7 \$	
FST=[YR=2025;ORIG=60,47] E7 S5 W7 N5 \$	

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLS	LAND USE DESCRIPTION
1	0100	C	SFR

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							