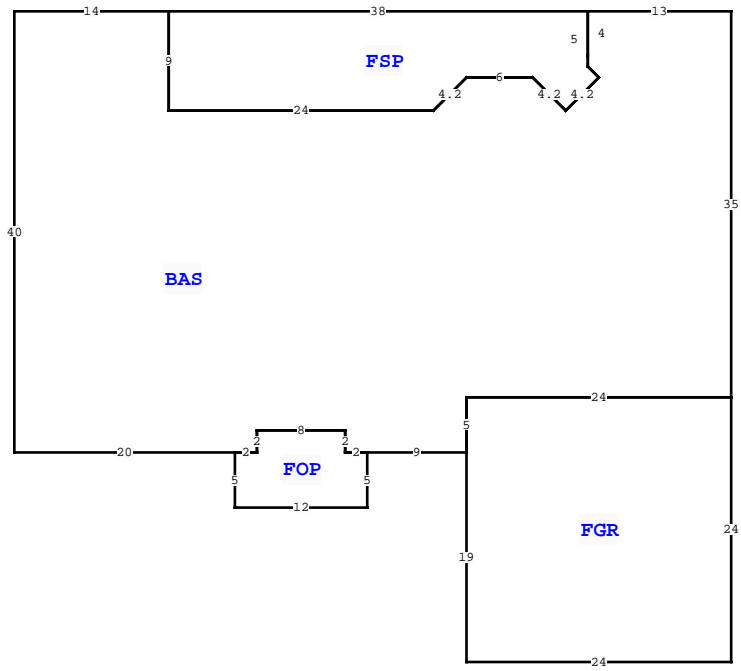


ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	17	MSNRY STUC 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2026								
Heated Area: 2150						HX Base Yr 2026					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,150	100		2,150	228,468
FGR	576	55		317	33,685
FOP	76	30		23	2,444
FSP	314	40		126	13,389
TOTALS	3,116			2,616	277,986

103 SW WOODLEAF CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		277,986
TOTAL MARKET OB/XF VALUE		9,526
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		322,512
SOH/AGL Deduction		69,871
ASSESSED VALUE		252,641
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		201,230
TOTAL JUST VALUE		322,512
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046028	Remodel	19,891	12/05/2022
23819	SFR	656	11/07/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1517/1352	6/18/2024	WD Q	Q	I	01	370,000
GRANTOR: WORMELY MILTON D						
GRANTEE: PEELER JENNIFER						
1297/1513	6/30/2015	WD Q	Q	I	01	181,000
GRANTOR: PAUL C & ARLINE A HOR						
GRANTEE: MILTON D & YOLANDA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,1] W13 S4 S1 DIR1 D3L3 U3L3 W6 D3L3 W24 N9 W14 S40 E20 E2 N2 E8 S2 E2 E9 N5 E24 N35 \$	
FGR=[ORIG=-24,41] S19 E24 N24 W24 S5 \$	
FSP=[ORIG=-13,1] W38 S9 E24 U3R3 E6 D3R3 U3R3 U1L1 N5 \$	
FOP=[ORIG=-45,41] S5 E12 N5 W2 N2 W8 S2 W2 \$	

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	1,761.00	UT	2.00	2.00	100	2006	2006	3	100	3,522	
2	0169	FENCE/WOOD	0	100	0	584.00	UT	12.00	12.00	50	2007	2007	3	50	3,504	
3	0296	SHED METAL	0	100	0	1.00	UT	2,500.00	2,500.00	100	2023	2022		100	2,500	
TOTAL OB/XF 9,526																

LAND DESCRIPTION										TOTAL OB/XF														
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							