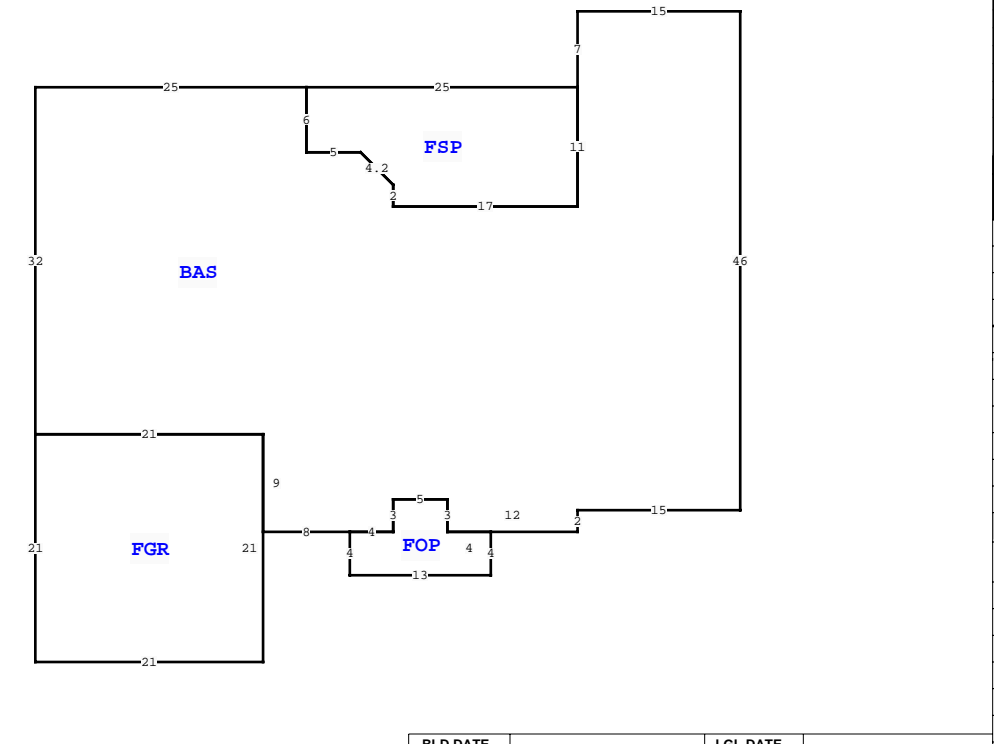


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 80
Exterior Wall	19 COMMON BRK 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,656	122.4608	137.16	364,297	2007	2007	0	0	25.20	74.80



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		272,494
TOTAL MARKET OB/XF VALUE		7,490
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		314,984
SOH/AGL Deduction		85,332
ASSESSED VALUE		229,652
TOTAL EXEMPTION VALUE	HX HB 13	229,652
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		314,984
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,084

Quality	07 07				
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,297	100		2,297	235,663
FGR	441	55		243	24,931
FOP	67	30		20	2,052
FSP	240	40		96	9,849
TOTALS	3,045			2,656	272,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051227	Roof Replacement	22,457	10/24/2024
24589	SFR	680	06/02/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1527/645	10/09/2024	QC	U	I	11	100

GRANTOR: LUCIER NELSON
GRANTEE: LUCIER NELSON

1412/2259	6/04/2020	WD	U	I	30	100
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GRANTOR: NELSON S LUCIER
GRANTEE: NELSON LUCIER, DANIE

EXTRA FEATURES		536 SW HEATHRIDGE DR, LAKE CITY														
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	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	1,830.00	UT	3.00	3.00	100	2007	2007	3	100	5,490	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W15 S7 FSP= W25 S6 E5 D3 R3 S2 E17 N11\$ S11 W17 N2 L3 U3 W5 N6 W25 S32 FGR= S21 E21 N21 W21\$ E21 S9 E8 FOP= S4 E13 N4 W4 N3 W5 S3 W4\$ E4 N3 E5 S3 E12 N2 E15 N46\$.	

LAND DESCRIPTION		TOTAL OB/XF 7,490																						
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							