

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 80
Interior Floor	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	N/A 100
Bedrooms	3 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Architectual Units	05 CONV 100 0 100
Condition Adj	04 04 100
Quality	07 07
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	33316.00 1.00/

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%	- 2020		Heated Area: 1774					HX Base Yr 2020	

TOTALS	2,732		2,185	325,572	195 SW FIELDSTONE CT, LAKE CITY	BLD DATE	LGL DATE	04/14/2026	MLU
--------	-------	--	-------	---------	---------------------------------	----------	----------	------------	-----

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,774	100		1,774	264,332
FGR	492	55		271	40,380
FOP	210	30		63	9,387
FOP	256	30		77	11,473

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		1,567.00	UT	2.00				2.00	3,134
2	0296	SHED METAL	0	100	0	0		1.00	UT	3,000.00				3,000	

EXTRA FEATURES	
----------------	--

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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			RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

TOTAL OB/XF												
												6,134

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		325,572
TOTAL MARKET OB/XF VALUE		6,134
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		366,706
SOH/AGL Deduction		102,427
ASSESSED VALUE		264,279
TOTAL EXEMPTION VALUE	HX HB 98	264,279
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		366,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,474

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34882	SFR	951	01/27/2017
25275	SFR	708	12/05/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1398/0170	10/31/2019	WD	Q	I	01	254,900
GRANTOR: LESTER LAMAR JR & ROS						
GRANTEE: WILLIE F DENSON						
1371/2719	11/02/2018	WD	Q	I	01	228,000
GRANTOR: BLAKE N II & STEPHANI						
GRANTEE: LESTER LAMAR & ROSI						

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

BUILDING DIMENSIONS	
BAS= N25 FOP= N7 W40 S7 E1 R3 U3 E5 D3 R3 E28\$ W28 L3 U3 W5 D3 L3 W1 N17 W22 S3 W2 S10 E2 S9 FGR= S24 E22 N21 W12 N3 W10\$ E10 S3 E12 S17 E5 S7 FOP= S7 E30 N7 W30\$ E30 N7 E5\$.	