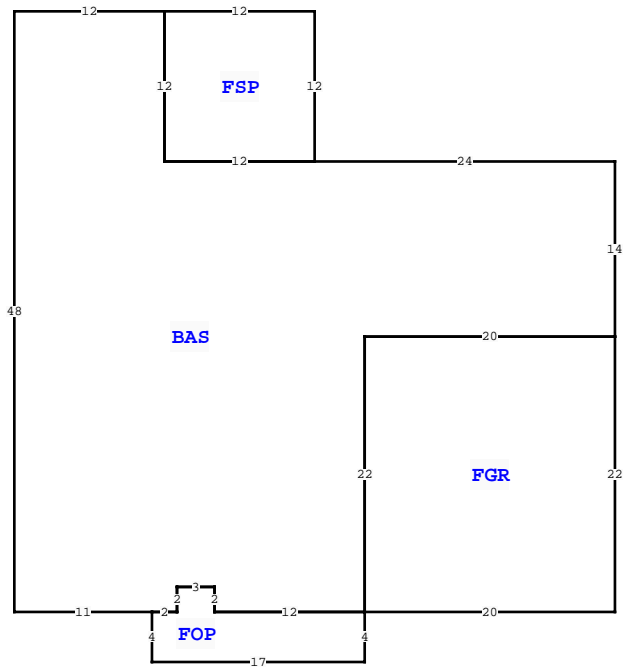


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
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
BAS	1,426	100	
FGR	440	55	
FOP	74	30	
FSP	144	40	
TOTALS	2,084		

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%	2021		254,981	2006	2006	0	0	19.00	81.00
Heated Area: 1426											
HX Base Yr 2021											



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		206,535
TOTAL MARKET OB/XF VALUE		14,034
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		255,569
SOH/AGL Deduction		42,531
ASSESSED VALUE		213,038
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,627
TOTAL JUST VALUE		255,569
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24679	SFR	466	06/27/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1387/1652	6/24/2019	WD Q	Q	I	01	173,000
GRANTOR: VIRGINIA CHAUNCEY						
GRANTEE: NA ZHU						
1259/1733	7/27/2013	WD U	U	I	38	95,000
GRANTOR: KEVIN R SHARP						
GRANTEE: VIRGINIA CHAUNCEY						

EXTRA FEATURES																
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	1,478.00	UT	3.00	3.00	100	2006	2006	3	100	4,434	
2	9910	RV SITE/RE	0	100	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
3	9910	RV SITE/RE	0	100	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
4	9910	RV SITE/RE	0	100	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
5	0169	FENCE/WOOD	0	100	0	1.00	UT	3,600.00	3,600.00	100	2023	2022		100	3,600	

TOTAL OB/XF										14,034						
BLD DATE										LGL DATE						
XF DATE										LAND DATE						
INC DATE										AG DATE						
231 SW TIMBERLAND CT, LAKE CITY										04/14/2026 MLU						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W24 FSP= N12 W12 S12 E12\$ W12 N12 W12 S48 E11 FOP= S4 E17 N4 W12 N2 W3 S2 W2\$ E2 N2 E3 S2 E12 FGR= E20 N22 W20 S22\$ N22 E20 N14\$.									

LAND DESCRIPTION										TOTAL OB/XF										14,034									
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												