

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	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		4	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	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	33316.04	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,776	100	2024	1,776	217,455
FGR	400	55	2024	220	26,937
FOP	104	30	2024	31	3,796
FOP	121	30	2024	36	4,408
TOTALS	2,401			2,063	252,596

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: 1776					HX Base Yr 2026	

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		252,596
TOTAL MARKET OB/XF VALUE		4,640
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		281,236
SOH/AGL Deduction		3,405
ASSESSED VALUE		277,831
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		226,420
TOTAL JUST VALUE		281,236
NCON VALUE		3,200
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044072	New Residential C	177,600	03/31/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/2275	9/19/2025	WD Q	Q	I	01	334,900
GRANTOR: ZARNOCH KATHY JANE VE						
GRANTEE: CARRIER WILLIAM GEO						
1500/96	9/27/2023	WD Q	Q	I	01	313,000
GRANTOR: WJHFL LLC, D/B/A WJH						
GRANTEE: ZARNOCH KATHY JANE						

EXTRA FEATURES		192 SW Bre LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	3.00
2	0169	FENCE/WOOD	3,200.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/24/2023		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=70,10] S60 E14 N8 E5 N13 E20 N39 W14 S8 W13 N8 W12 \$	
FOP=[YR=2024;ORIG=82,10] E13 S8 W13 N8 \$	
FGR=[YR=2024;ORIG=89,49] S13 S7 E1 E19 N20 W20 \$	
FOP=[YR=2024;ORIG=70,70] S4 E20 N5 W1 N7 W5 S8 W14 \$	

LAND DESCRIPTION		TOTAL OB/XF 4,640																						
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							