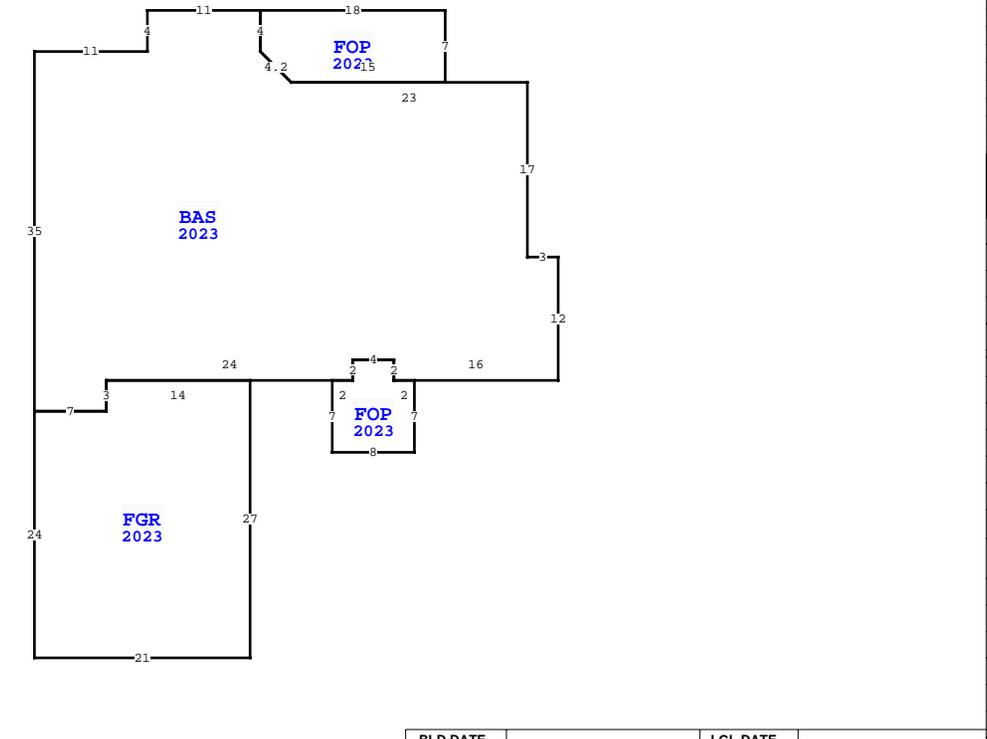


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,912	113.8500	127.51	243,799	2022	2022	0	0	3.00	97.00		
1 SINGLE FAM 100% - 2023 Heated Area: 1556 HX Base Yr 2023													



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	1,556	100	2023	1,556	192,454
FGR	546	55	2023	300	37,105
FOP	64	30	2023	19	2,350
FOP	122	30	2023	37	4,576
TOTALS	2,288			1,912	236,485

112 SW Bre LN, LAKE CITY  
BLD DATE: [ ] LGL DATE: 04/24/2023  
XF DATE: [ ] LAND DATE: [ ] MLU  
INC DATE: [ ] AG DATE: [ ]

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	0			3.00	100	2023	2022		100	1,560	

TOTAL OB/XF														1,560			
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LAND DESCRIPTION																								
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							

TOTAL OB/XF														1,560			
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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		236,485
TOTAL MARKET OB/XF VALUE		1,560
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		262,045
SOH/AGL Deduction		6,749
ASSESSED VALUE		255,296
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		203,885
TOTAL JUST VALUE		262,045
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1464/552	4/12/2022	WD Q	Q	I	01	277,000
GRANTOR: SORENSEN & SMITH LLC						
GRANTEE: HARWOOD KELLY K						
1450/984	10/19/2021	WD U	V	V	11	100
GRANTOR: GSMS DEVELOPERS INC						
GRANTEE: SORENSEN & SMITH LL						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2023;ORIG=0,-14] W23 U3L3 N4 W11 S4 W11 S35 E7 N3 E24 N2 E4 S2 E16 N12 W3 N17 \$													
FOP=[YR=2023;ORIG=-8,-21] W18 S4 D3R3 E15 N7 \$													
FOP=[YR=2023;ORIG=-19,15] S7 E8 N7 W2 N2 W4 S2 W2 \$													
FGR=[YR=2023;ORIG=-48,18] S24 E21 N27 W14 S3 W7 \$													