

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
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
BAS	1,620	100	2023
FGR	400	55	2023
FOP	20	30	2023
FOP	72	30	2023
TOTALS	2,112		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	- 2023	124.40	232,379	2022	2022	0	0	3.00	97.00	

Heated Area: 1620 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		225,408
TOTAL MARKET OB/XF VALUE		1,200
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		250,608
SOH/AGL Deduction		0
ASSESSED VALUE		250,608
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		250,608
TOTAL JUST VALUE		250,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,941

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043222	New Residential C	160,700	11/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1479/2507	11/15/2022	WD Q	Q	I	01	283,000

GRANTOR: WJHFL LLC, D/B/A WJH  
GRANTEE: ALEXANDER JOSEPH WE  
1448/2164 9/27/2021 WD Q V 05 1,558,000  
GRANTOR: GSMS DEVELOPERS INC  
GRANTEE: WJHFL LLC, D/B/A WJ

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
1	0166	CONC,PAVMT	0	0	400.00	UT	3.00	3.00	100	2023	2022	100

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

137 SW Bre LN, LAKE CITY

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2023;ORIG=80,20] W29 S36 E20 S18 E18 N46 W9 N8 \$												
FGR=[YR=2023;ORIG=51,56] E20 S20 W20 N20 \$												
FOP=[YR=2023;ORIG=80,20] E9 S8 W9 N8 \$												
POP=[YR=2023;ORIG=71,74] E5 S4 W5 N4 \$												

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