

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	08	WD OR PLY 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		6 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0700	04	2,474	98.5740	65.06	160,958	1975	2020	0	0	4.00	96.00

1 DAY CARE 0% - 2025 Heated Area: 2352 HX Base Yr

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	4,497
BAS	2,280	100		2,280	142,404
CAN	192	30		58	3,622
CAN	215	30		64	3,997
TOTALS	2,759			2,474	154,520

Quality	05	05
DOR CODE	7200	PRVT SCHL/DAY CARE
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.150	1.00/

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		323,491
TOTAL MARKET OB/XF VALUE		8,835
TOTAL LAND VALUE - MARKET		35,730
TOTAL MARKET VALUE		368,056
SOH/AGL Deduction		0
ASSESSED VALUE		368,056
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		368,056
TOTAL JUST VALUE		368,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		371,425

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30044	REMODEL	100	04/02/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/135	5/21/2024	WD Q	Q	I	05	1,739,700
GRANTOR: FAB ACQUISITIONS, INC						
1476/1864	9/30/2022	WD Q	Q	I	05	356,700
GRANTOR: GHANCHI ISMAILBHAH						
GRANTEE: FAB ACQUISITIONS, I						

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	859	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,050	
4	0260	PAVEMENT-A	0	0	0	0	5,807.00	UT	0.90	0.90	100	0	0	3	100	5,226	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
6	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

EXTRA FEATURES		1290 SE BAYA DR, LAKE CITY	
BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
TOTAL OB/XF 8,835			

BUILDING NOTES									
BUILDING DIMENSIONS									

BAS= W14 S4 W13 N10 BAS= N4 W18 S4 E18\$ W18 S10 W28 S28 E30
CAN= S5 E43 N5 W43\$ E43 N13 CAN= E32 N6 W32 S6\$ N19\$.

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	7200	C	SCHOOL PRI	0		RSF	2188.00	135.00	26,467.00	SF		1.00	1.00	1.00	1.35	1.35	35,730							

