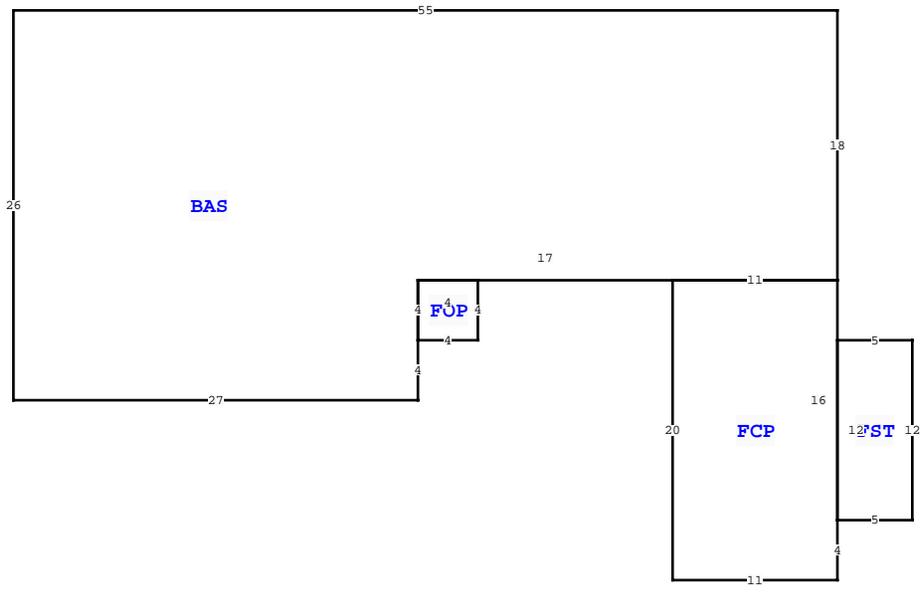


ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2025	103.24	134,109	1960	1960	0	0	35.00	65.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,206	100		1,206	80,930
FCP	220	25		55	3,691
FOP	16	30		5	335
FST	60	55		33	2,215
TOTALS	1,502			1,299	87,171

254 SE CRAIG AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

TOTAL OB/XF 350

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/MLU	06.00	133.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

VALUATION BY				STANDARD
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE				87,171
TOTAL MARKET OB/XF VALUE				350
TOTAL LAND VALUE - MARKET				18,500
TOTAL MARKET VALUE				106,021
SOH/AGL Deduction				0
ASSESSED VALUE				106,021
TOTAL EXEMPTION VALUE	HX HB			51,411
BASE TAXABLE VALUE				54,610
TOTAL JUST VALUE				106,021
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				104,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041529	Electrical Servic	0	03/16/2021

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1555/2305	11/17/2025	QC	U	I	11	100

GRANTOR: BACON MAKAYLA
GRANTEE: BACON AUSTIN
1464/49 4/08/2022 WD U I 11 100
GRANTOR: WHITMORE HEATHER L
GRANTEE: BACON AUSTIN

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W55 S26 E27 N4 FOP= E4N4 W4 S4\$ N4 E17 FCP= S20 E11N4 FST= E5 N12 W5 S12\$ N16 W11\$ E11 N18\$.	