

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.1	1. 100
Architectual Units	90	CUSTOM 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,039	141.3177	158.28	639,293	1992	2010	0	0	22.50	77.50

1 SINGLE FAM 0% - 2024 Heated Area: 3723 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		495,452
TOTAL MARKET OB/XF VALUE		16,358
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		553,810
SOH/AGL Deduction		0
ASSESSED VALUE		553,810
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		553,810
TOTAL JUST VALUE		553,810
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,399

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	629	100	1993	629	77,157
BAS	2,482	100	1993	2,482	304,460
FGR	612	55	1993	337	41,339
FOP	48	30	1993	14	1,717
FOP	252	30	1993	76	9,322
PTO	85	5	1993	4	491
PTO	140	5	1993	7	859
SFB	612	80	1993	490	60,107
<b>TOTALS</b>	<b>4,860</b>			<b>4,039</b>	<b>495,452</b>

272 NW FAIRWAY DR, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051402	Roof Replacement	40,986	11/06/2024
25953	ADDN SFR	108	06/26/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/2553	9/15/2023	WD	U	I	11	100
GRANTOR: WARD EDWARD LEE JR						
GRANTEE: HAZEN LINDA REVOCAB						
1497/228	8/15/2023	WD	Q	I	01	590,000
GRANTOR: WARD EDWARD LEE JR						
GRANTEE: HAZEN LINDA REVOCAB						

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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	0	30	20	600.00	UT	1.40	1.40	100	0	0	3	100	840	
3	0166	CONC, PAVMT	0	0	50	24	1,200.00	UT	1.40	1.40	100	0	0	3	100	1,680	
4	0166	CONC, PAVMT	0	0	210	15	3,150.00	UT	1.40	1.40	100	0	0	3	100	4,410	
5	0169	FENCE/WOOD	0	0	0	0	288.00	UT	7.50	7.50	100	1993	1993	3	100	2,160	
6	0166	CONC, PAVMT	0	0	34	34	1,156.00	UT	3.00	3.00	100	2007	2007	3	100	3,468	
7	0119	MASONRY WA	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	800	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/03/2025	MLU

BUILDING NOTES	
BAS=[YR=1993;ORIG=-2,-24] W24 S11 W14 D27L28 D14R14 U21R22 E36 D22R19 U14R14 U28L25 W14 N11 \$	
BAS=[YR=1993;ORIG=56,32] U18L18 D17L17 D18R18 U6R6 D1.6R1.6 U5.6R5.6 U1.6L1.6 U5.6R5.6 \$	
SFB=[YR=1993;ORIG=-52,30] U17L17 D18L18 D17R17 U18R18 \$	
FGR=[YR=1993;ORIG=-76,6] U17L17 D18L18 D17R17 U18R18 \$	
FOP=[YR=1993;ORIG=-69,13] U7L7 D18L18 D7R7 U18R18 \$	
PTO=[YR=1993;ORIG=-7,-34] W14 S10 E14 N10 \$	
PTO=[YR=1993;ORIG=-57,3.6] U6.6L6.6 D6.6L6.6 D6.6R6.6 U6.6R6.6 \$	
FOP=[YR=1993;ORIG=-21,11] E12 N4 W12 S4 \$	

BUILDING DIMENSIONS	
BAS=[YR=1993;ORIG=-2,-24] W24 S11 W14 D27L28 D14R14 U21R22 E36 D22R19 U14R14 U28L25 W14 N11 \$	
BAS=[YR=1993;ORIG=56,32] U18L18 D17L17 D18R18 U6R6 D1.6R1.6 U5.6R5.6 U1.6L1.6 U5.6R5.6 \$	
SFB=[YR=1993;ORIG=-52,30] U17L17 D18L18 D17R17 U18R18 \$	
FGR=[YR=1993;ORIG=-76,6] U17L17 D18L18 D17R17 U18R18 \$	
FOP=[YR=1993;ORIG=-69,13] U7L7 D18L18 D7R7 U18R18 \$	
PTO=[YR=1993;ORIG=-7,-34] W14 S10 E14 N10 \$	
PTO=[YR=1993;ORIG=-57,3.6] U6.6L6.6 D6.6L6.6 D6.6R6.6 U6.6R6.6 \$	
FOP=[YR=1993;ORIG=-21,11] E12 N4 W12 S4 \$	

LAND DESCRIPTION		TOTAL OB/XF														16,358								
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		00	0.00	0.00	1.00	LT		1.00	1.00	0.60	35,000.00	21,000.00	21,000							
2	0000	C	VAC RES	0		00	0.00	0.00	1.00	LT		1.00	1.00	0.60	35,000.00	21,000.00	21,000							