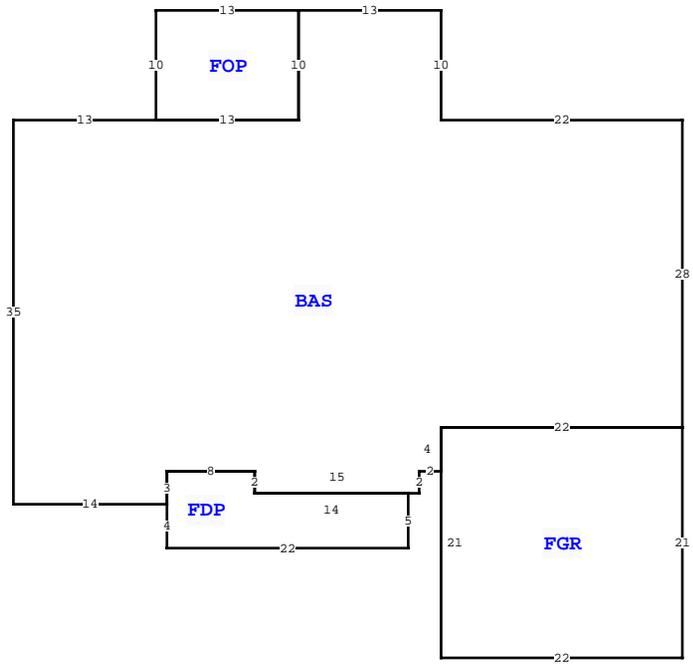


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories		0	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,066	100	
FDP	126	60	
FGR	462	55	
FOP	130	30	
TOTALS	2,784		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,435	115.5000	129.36	314,992	2020	2020	0	0	0	5.00	95.00
1 SINGLE FAM 0% - 2026 Heated Area: 2066 HX Base Yr												



VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		299,242
TOTAL MARKET OB/XF VALUE		32,145
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		355,387
SOH/AGL Deduction		0
ASSESSED VALUE		355,387
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		355,387
TOTAL JUST VALUE		355,387
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047214	Swimming Pool and	73,000	05/11/2023
19-486	SFR	0	09/27/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1426/963	11/23/2020	WD Q	Q	I	01	305,000
GRANTOR: PK FOREST INVESTMENTS						
GRANTEE: GAULIN STEVEN T						
1395/0634	9/23/2019	WD Q	Q	V	05	250,000
GRANTOR: MILLENIA CAPITAL INC						
GRANTEE: PK FOREST INVESTMEN						

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	0	0	1.00	UT	1,228.00	1,228.00	100	2021	2020		100	1,228				
2	0169	FENCE/WOOD	0	0	0	1.00	UT	2,800.00	2,800.00	100	2023	2022		100	2,800				
3	0280	POOL R/CON	0	0	14	28	UT	70.00	70.00	100	2024	2023		97	26,617				
4	0166	CONC, PAVMT	0	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500				
TOTALS													2,784						

492 NW FOREST MEADOWS AVE, LAKE CITY
BLD DATE: 05/01/2023
LGL DATE: MLU
XF DATE: LAND DATE
INC DATE: AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	

BAS=[ORIG=10,-20] W22 N10 W13 S10 W13 W13 S35 E14 N3 E8 S2
E15 N2 E2 N4 E22 N28 \$
FGR=[ORIG=-12,8] E22 S21 W22 N21 \$
FOP=[ORIG=-38,-30] E13 S10 W13 N10 \$
FDP=[ORIG=-15,14] W14 N2 W8 S3 S4 E22 N5 \$

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000								