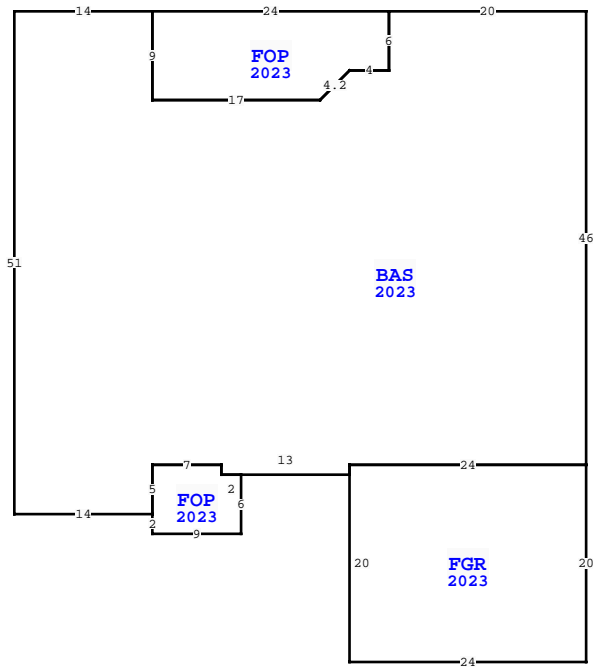


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	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	34316.060	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,552	100	2023
FGR	480	55	2023
FOP	61	30	2023
FOP	200	30	2023
TOTALS	3,293		
			2,894
			350,729

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	100%	- 2023									
				Heated Area: 2552								
					HX Base Yr 2023							



VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		350,729
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		382,129
SOH/AGL Deduction		49,640
ASSESSED VALUE		332,489
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		281,078
TOTAL JUST VALUE		382,129
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		385,744

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00599	SFR		09/29/2021
3561	SFR	50	07/20/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1477/1837	10/12/2022	WD Q	Q	I	01	372,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: LU HONG J						
1433/1317	3/25/2021	WD Q	V	05		288,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

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	100	0	0		3.00	3.00	100	2023	2022		100	4,200	
2	0169	FENCE/WOOD	0	100	0	0		3,200.00	3,200.00	100	2023	2022		100	3,200	

BLD DATE		LGL DATE	
05/01/2023	MLU		

BUILDING NOTES	
602 NW FOREST MEADOWS AVE, LAKE CITY	

BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=14,-20] W20 S6 W4 D3L3 W17 N9 W14 S51 E14 N5 E7 S1 E13 N1 E24 N46 \$	
FOP=[YR=2023;ORIG=-6,-20] W24 S9 E17 U3R3 E4 N6 \$	
FOP=[YR=2023;ORIG=-23,26] W7 S5 S2 E9 N6 W2 N1 \$	
FGR=[YR=2023;ORIG=-10,26] E24 S20 W24 N20 \$	

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