

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	14	CARPET	80
Interior Floor	15	HARDTILE	20
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	2,171	100	2024
FGR	441	55	2024
FOP	156	30	2024
FOP	189	30	2024
TOTALS	2,957		

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%	- 2025		Heated Area: 2171					HX Base Yr	2025

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		309,886
TOTAL MARKET OB/XF VALUE		1,560
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		335,446
SOH/AGL Deduction		0
ASSESSED VALUE		335,446
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		284,035
TOTAL JUST VALUE		335,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,608

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046138	New Residential C	160,000	12/20/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1509/2161	2/28/2024	WD Q		I	01	365,000
GRANTOR: ADAMS HOMES OF NORTHW						
GRANTEE: LU XIUYING						
1429/2233	2/04/2021	WD Q	V		05	320,000
GRANTOR: BAVERIA LLC						
GRANTEE: ADAMS HOMES OF NORT						

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
572 NW OAKMONT WAY,	LAKE CITY				05/01/2023	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		520.00	UT	3.00				3.00	1,560

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=70,10]	S30 E21 S13 E26 S6 S2 E12 N51 W12 S7 W27 N7 W20 \$
FOP=[YR=2024;ORIG=90,10]	S7 E27 N7 W27 \$
FGR=[YR=2024;ORIG=70,40]	S21 E21 N2 N6 N13 W21 \$
FOP=[YR=2024;ORIG=91,53]	S6 E26 N6 W26 \$

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