

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 70	
Interior Floo	13	LAM/VNLPLK 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	02	WOOD FRAME 100	
Stories	2.	2. 100	
Units	4	4 100	
Condition Adj	03	03 100	
Quality	06	06	
DOR CODE	0800MULTI-FAM <10		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,397	100	2025
FOP	200	30	2025
FOP	200	30	2025
FOP	200	30	2025
FOP	200	30	2025
FUS	2,397	100	2025
TOTALS	5,594		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	TRI/QUAD	0%	- 2025									Heated Area: 4794 HX Base Yr	

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		596,096
TOTAL MARKET OB/XF VALUE		10,617
TOTAL LAND VALUE - MARKET		32,322
TOTAL MARKET VALUE		639,035
SOH/AGL Deduction		0
ASSESSED VALUE		639,035
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		639,035
TOTAL JUST VALUE		639,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		611,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/2650	12/05/2022	QC	U	V	11	100
GRANTOR: GANSKOP PROPERTIES LL						
GRANTEE: THE PINES AS FOREST						
1404/0899	1/24/2020	WD	Q	V	05	50,000
GRANTOR: JEAN B NORTH						
GRANTEE: GANSKOP PROPERTIES						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
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	0	749.00	UT	3.00	3.00	100	2025	2024		100	2,247	
2	0260	PAVEMENT-A	0	0	0	0	4,185.00	UT	2.00	2.00	100	2025	2024		100	8,370	

TOTAL OB/XF														10,617	
450 NW LAKE CITY AVE, LAKE CITY															

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=2025;ORIG=31,40] W51 N47 E51 S47 \$													
FOP=[YR=2025;ORIG=18,40] S8 W25 N8 E25 \$													
FOP=[YR=2025;ORIG=18,-7] W25 N8 E25 S8 \$													
FUS=[YR=2025;ORIG=100,40] W51 N47 E51 S47 \$													
FOP=[YR=2025;ORIG=87,40] S8 W25 N8 E25 \$													
FOP=[YR=2025;ORIG=87,-15] S8 W25 N8 E25 \$													

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	0800	C	MULTI-FAM	0		RO	0.00	0.00	23,087.00	SF		1.00	1.00	0.80	1.75	1.40	32,322								