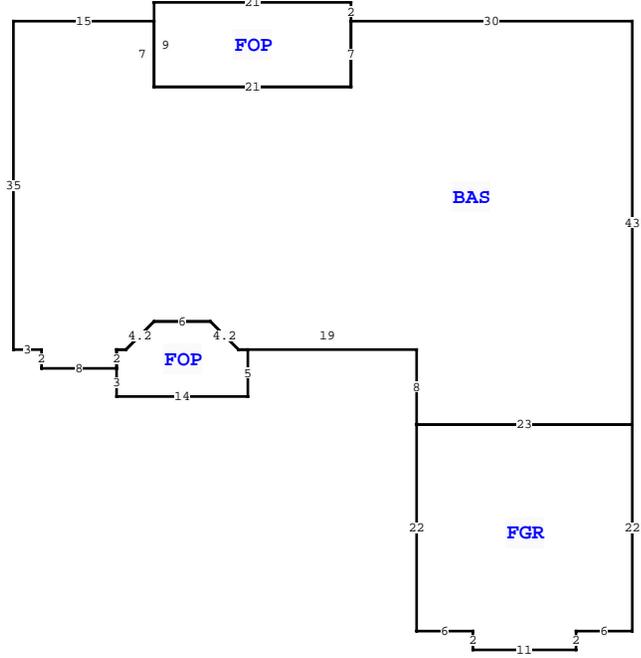


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34316.070	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,336	100	
FGR	528	55	
FOP	97	30	
FOP	189	30	
TOTALS	3,150		

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%	- 2018									
				Heated Area: 2336								
					HX Base Yr 2018							



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE		271,458
TOTAL MARKET OB/XF VALUE		20,915
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		327,373
SOH/AGL Deduction		94,711
ASSESSED VALUE		232,662
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		181,251
TOTAL JUST VALUE		327,373
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2500	POOL	110	02/12/2003
1754	SFR	587	04/03/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1317/0057	6/16/2016	WD Q	Q	I	01	250,000
GRANTOR: JOSEPH E & JUNE E CAR						
GRANTEE: BILLY KASH YOUNG JR						
0930/1110	7/03/2001	WD Q	Q	I		164,500
GRANTOR: CRAPPS & COLE						
GRANTEE: JOSEPH E & JUNE B C						

EXTRA FEATURES		498 NW SAVANNAH CIR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100 0 0
2	0166	CONC, PAVMT	0 100 0 0
3	0280	POOL R/CON	0 100 16 32
4	0166	CONC, PAVMT	0 100 0 0
5	0169	FENCE/WOOD	0 100 0 0

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	0190	FPLC PF	0 100 0 0			1.00	UT	1,200.00	1,200.00	100	2000	2000	3	100	1,200	
2	0166	CONC, PAVMT	0 100 0 0			1,543.00	UT	1.50	1.50	100	2000	2000	3	100	2,315	
3	0280	POOL R/CON	0 100 16 32			512.00	UT	70.00	70.00	100	2003	2003	3	40	14,336	
4	0166	CONC, PAVMT	0 100 0 0			782.00	UT	2.00	2.00	100	2003	2003	3	100	1,564	
5	0169	FENCE/WOOD	0 100 0 0			1.00	UT	0.00	0.00	100	2000	2000	3	100	1,500	
<b>TOTAL OB/XF 20,915</b>																

BUILDING NOTES												
BAS= W30 FOP= N2 W21 S9 E21 N7 S7 W21 N7 W15 S35 E3 S2 E8												
FOP= S3 E14 N5 W1 U3 L3 W6 L3 D3 W1 S2 S2 N2 E1 U3 R3 E6												
R3 D3 E19 S8 FGR= S22 E6 S2 E11 N2 E6 N22 W23 E23 N43 S.												

LAND DESCRIPTION		TOTAL OB/XF 20,915																						
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	35,000.00	35,000.00	35,000							