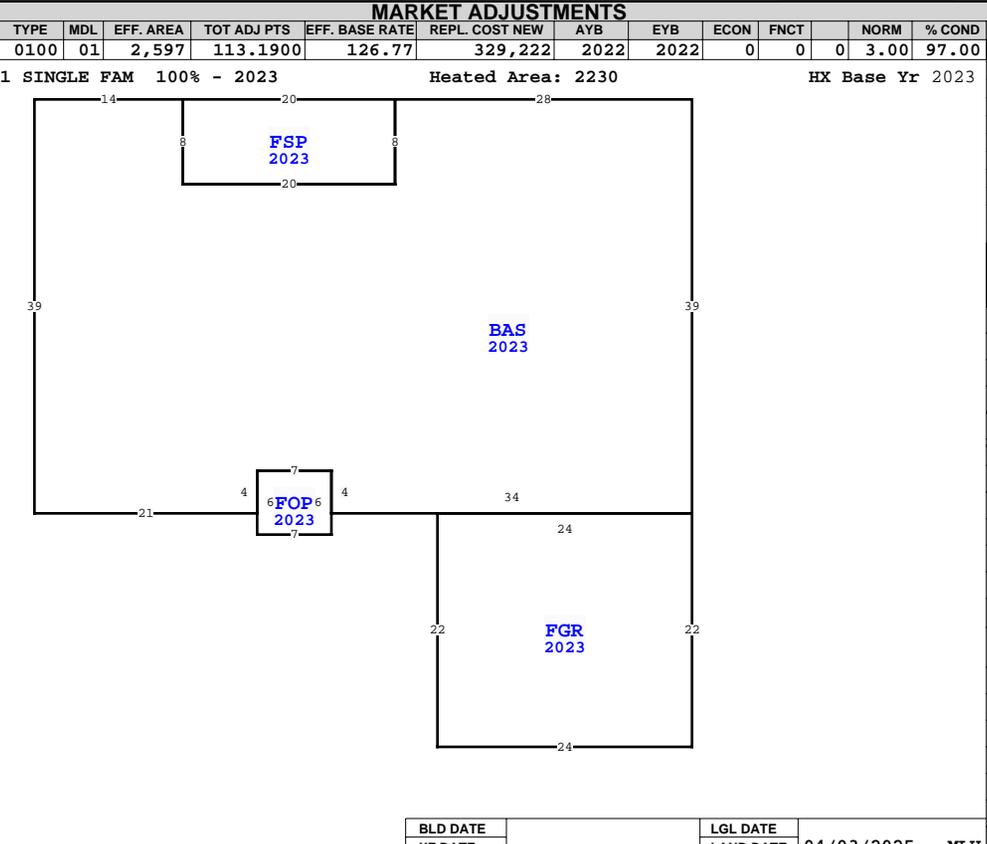


BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
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	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,230	100	2023	2,230	274,216
FGR	528	55	2023	290	35,660
FOP	42	30	2023	13	1,599
FSP	160	40	2023	64	7,870
TOTALS	2,960			2,597	319,345



VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		319,345
TOTAL MARKET OB/XF VALUE		9,966
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		371,311
SOH/AGL Deduction		7,587
ASSESSED VALUE		363,724
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		312,313
TOTAL JUST VALUE		371,311
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00648	SFR		11/02/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/1305	10/10/2025	LE	U	I	14	100
GRANTOR: YATES AILEEN (ENH LIF)						
GRANTEE: YATES ZAYLIN DONDRE						
1441/2224	7/08/2021	WD	Q	V	01	32,500
GRANTOR: ERKINGER MATTHEW A SR						
GRANTEE: YATES AILEEN G						

EXTRA FEATURES		479 NW SAVANNAH CIR, LAKE CITY														
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	0169	FENCE/WOOD	0	100	0	0			15.50	100	2023	2022		100	2,418	
2	0166	CONC, PAVMT	0	100	0	0			3.00	100	2023	2022		100	7,548	
<b>TOTAL OB/XF 9,966</b>																

BLD DATE		LGL DATE	
		04/03/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=79,20] W28 S8 W20 N8 W14 S39 E21 N4 E7 S4 E34 N39 \$	
FSP=[YR=2023;ORIG=31,20] E20 S8 W20 N8 \$	
FOP=[YR=2023;ORIG=45,55] W7 S6 E7 N6 \$	
FGR=[YR=2023;ORIG=55,59] E24 S22 W24 N22 \$	

LAND DESCRIPTION		TOTAL OB/XF 9,966																						
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	1.20	35,000.00	42,000.00	42,000							