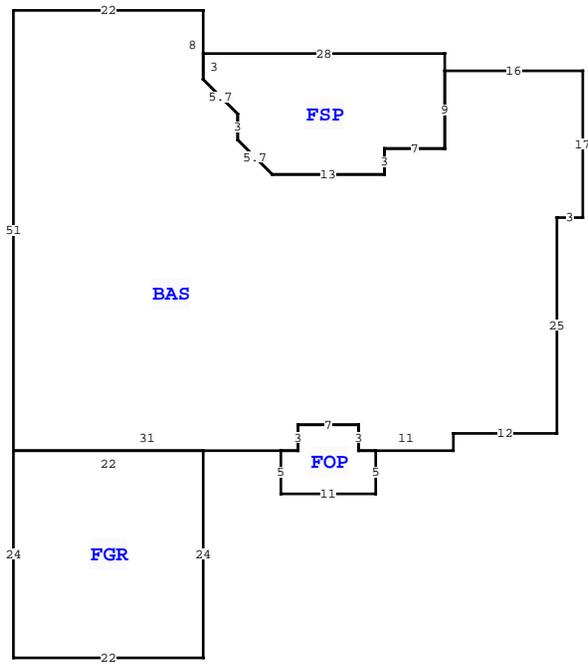


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	80
Exterior Wall	21	STONE	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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

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%	- 2010		Heated Area: 2661		HX Base Yr	2010			



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,661	100		2,661	268,737
FGR	528	55		290	29,287
FOP	76	30		23	2,323
FSP	327	40		131	13,230
<b>TOTALS</b>	<b>3,592</b>			<b>3,105</b>	<b>313,577</b>

449 NW SAVANNAH CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,716.00	UT	3.00	3.00	75	2006	2006	3	75	3,861	

TOTAL OB/XF 5,861

LAND DESCRIPTION																								
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	1.50	35,000.00	52,500.00	52,500							

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
<b>BUILDING MARKET VALUE</b>		313,577
<b>TOTAL MARKET OB/XF VALUE</b>		5,861
<b>TOTAL LAND VALUE - MARKET</b>		52,500
<b>TOTAL MARKET VALUE</b>		371,938
<b>SOH/AGL Deduction</b>		110,584
<b>ASSESSED VALUE</b>		261,354
<b>TOTAL EXEMPTION VALUE</b>	HX HB	51,411
<b>BASE TAXABLE VALUE</b>		209,943
<b>TOTAL JUST VALUE</b>		371,938
<b>NCON VALUE</b>		0
<b>INCOME VALUE</b>		
<b>PREVIOUS YEAR MKT VALUE</b>		377,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046003	Roof Replacement	33,000	11/29/2022
3510	SFR	793	12/14/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1168/0709	2/26/2009	WD Q	Q	I	01	285,900
GRANTOR: ISAAC HOLDING INC FKA						
GRANTEE: NORMA & JEREMY BAUG						
1061/0337	10/06/2005	WD U	V	09		75,000
GRANTOR: FRONTIER CAPITAL						
GRANTEE: ISAAC CONSTRUCTION						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W16 FSP= N2 W28 S3 D4 R4 S3 D4 R4 E13 N3 E7 N9\$ S9 W7 S3 W13 L4 U4 N3 L4 U4 N8 W22 S51 FGR= S24 E22 N24 W22\$ E31 FOP= S5 E11 N5 W2 N3 W7 S3 W2\$ E2 N3 E7 S3 E11 N2 E12 N25 E3 N17\$.