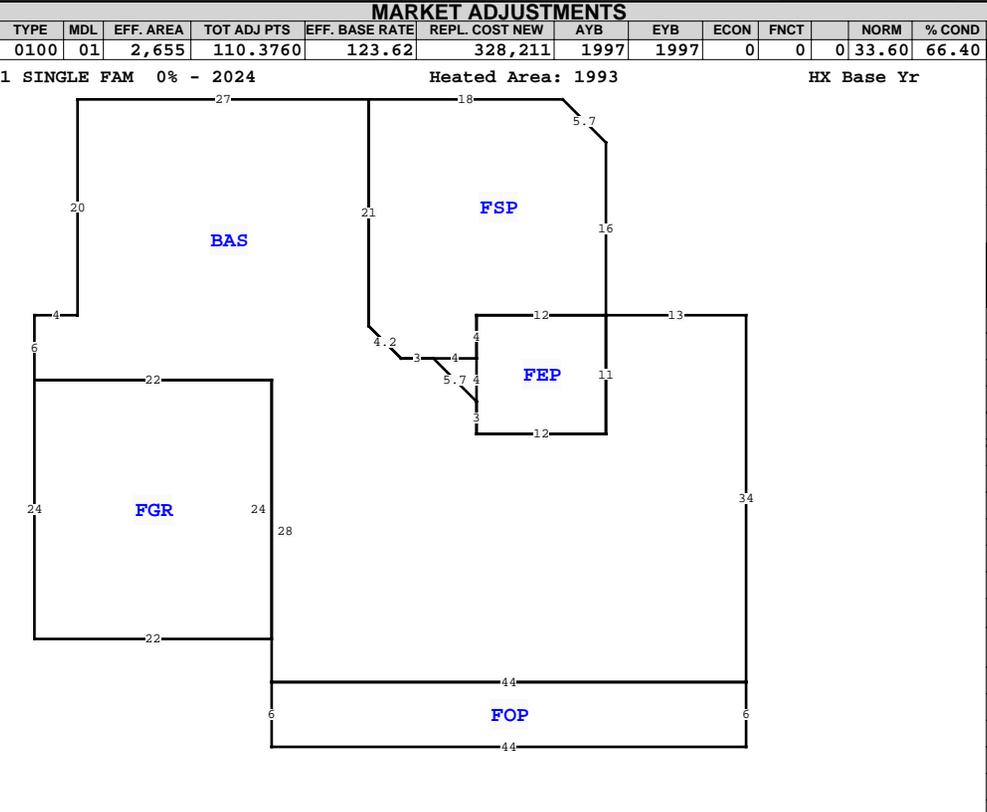


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	17	MSNRY STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100



VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		217,932
TOTAL MARKET OB/XF VALUE		7,953
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		260,885
SOH/AGL Deduction		0
ASSESSED VALUE		260,885
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		260,885
TOTAL JUST VALUE		260,885
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/2670	2/18/2016	WD Q	Q	I	01	183,000
GRANTOR: CHRISTOPHER J EDGECOM						
GRANTEE: NOCHOLAS J & KATELYN						
1236/1351	6/06/2012	WD U	U	I	12	154,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: CHRISTOPHER JAMES E						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,993	100		1,993	163,593
FEP	132	80		106	8,701
FGR	528	55		290	23,804
FOP	264	30		79	6,485
FSP	468	40		187	15,350
TOTALS	3,385			2,655	217,932

970 NW SAVANNAH CIR, LAKE CITY

BLD DATE	LGL DATE	04/03/2025	MLU
XF DATE	LAND DATE		
INC 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	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	1997	1997	3	100	2,000	
2	0166	CONC, PAVMT	0	0	0	1,941.00	UT	2.50	2.50	100	1997	1997	3	100	4,853	
3	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	1997	1997	3	100	1,100	

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W27 S20 W4 S6 FGR= S24 E22 N24 W22\$ E22 S28 FOP= S6 E44 N6 W44\$ E44 N34 W13 FSP= N16 U4 L4 W18 S21 R3 D3 E3/E4/ FEP= /S4 / S3 E12 N11 W12S4\$ N4 E12\$ S11 W12 N3 U4 L4 W3 U3 L3 N21\$.

LAND DESCRIPTION		TOTAL OB/XF 7,953																						
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	0		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							