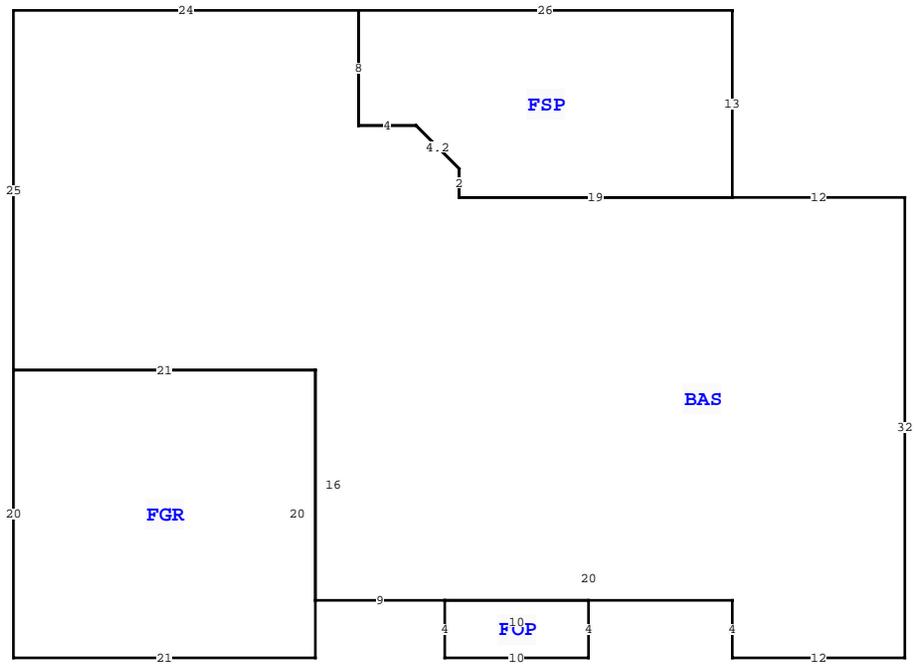


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1.100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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%	- 2020		Heated Area: 1791					HX Base Yr 2020	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,791	100		1,791	162,953
FGR	420	55		231	21,017
FOP	40	30		12	1,092
FSP	308	40		123	11,191
TOTALS	2,559			2,157	196,253

349 NW COLQUITT WAY, 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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	1997	1997	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	1,736.00	UT	1.50	1.50	100	1997	1997	3	100	2,604	

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		196,253
TOTAL MARKET OB/XF VALUE		3,804
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		235,057
SOH/AGL Deduction		51,990
ASSESSED VALUE		183,067
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,656
TOTAL JUST VALUE		235,057
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/1296	7/18/2022	LE U	I	I	14	100
GRANTOR: PATEL BEEJAL						
GRANTEE: SHAH ADITYA A						
1388/2470	7/12/2019	WD Q	I	I	01	160,000
GRANTOR: NICOLAS HEMES TRUST						
GRANTEE: BEEJAL PATEL						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W24 S25 FGR= S20 E21 N20 W21\$ E21 S16 E9 FOP= S4 E10 N4 W10\$ E20 S4 E12 N32 W12 FSP= N13 W26 S8 E4 R3 D3 S2E19\$ W19 N2 U3 L3 W4 N8\$.	

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	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							