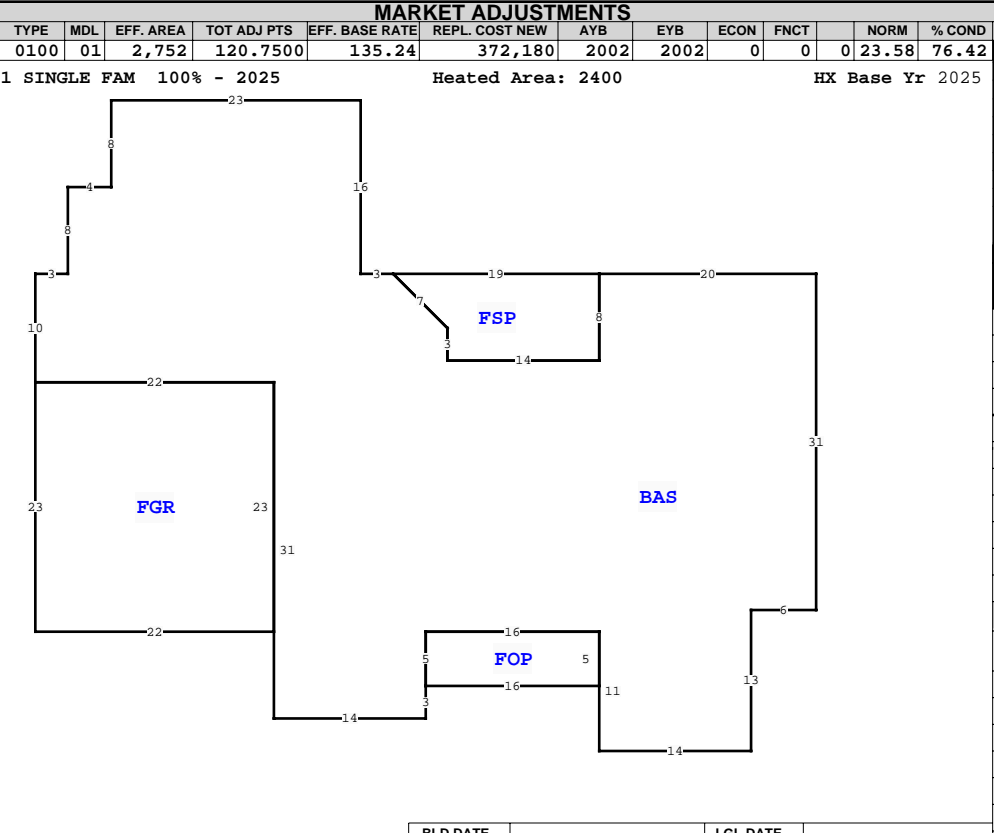


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100		2,400	248,041
FGR	506	55		278	28,732
FOP	80	30		24	2,481
FSP	125	40		50	5,168
TOTALS	3,111			2,752	284,420



301 NW CUTLER GLN, LAKE CITY

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

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	0166	CONC,PAVMT	0	100	0	0	UT	2.00	2.00	100	2002	2002	3	100	3,276	
2	0280	POOL R/CON	0	100	12	32	UT	70.00	70.00	100	2002	2002	3	40	10,752	
3	0282	POOL ENCL	0	100	26	42	UT	15.00	15.00	100	2002	2002	3	40	6,552	
4	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2007	2007	3	100	900	

TOTAL OB/XF 21,480

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							

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		284,420
TOTAL MARKET OB/XF VALUE		21,480
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		340,900
SOH/AGL Deduction		163,143
ASSESSED VALUE		177,757
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,346
TOTAL JUST VALUE		340,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047142	Roof Replacement	18,130	05/04/2023
2460	POOL	50	08/27/2002
2460	POOL	50	08/27/2002
2341	SFR	560	04/12/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1488/2631	4/08/2023	WD	Q	I	01	350,000
GRANTOR: BRADBOURNE TREVOR						
GRANTEE: WIMSATT JUDY KAY						
1364/0401	7/05/2018	LE	U	I	14	100
GRANTOR: TREVOR & NORMA P BRAD						
GRANTEE: PHILIP M BRADBOURNE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W20 FSP= W19 D5 R5 S3 E14 N8\$ S8 W14 N3 L5 U5 W3 N16 W23 S8 W4 S8 W3 S10 FGR= S23 E22 N23 W22\$ E22 S31 E14 N3 FOP= E16 N5 W16 S5\$ N5 E16 S11 E14 N13 E6 N31\$.