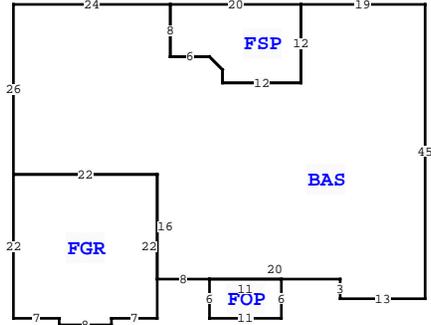
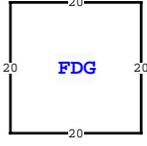


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 70
Exterior Wall	19 COMMON BRK 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3 100
Frame	N/A 100
Stories	1. 1. 100
Architectural	05 CONV 100
Units	0 100
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		
0100	01	2,738	119.2611	133.57	365,715	2006	2006	0	0	19.00	81.00		

1 SINGLE FAM 0% - 0 Heated Area: 2123 HX Base Yr



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
06	06	0100	SINGLE FAMILY			34316.070	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	2,123	100		2,123	229,691		
FDG	400	60		240	25,966		
FGR	492	55		271	29,320		
FOP	66	30		20	2,164		
FSP	210	40		84	9,088		
TOTALS	3,291			2,738	296,229		

618 NW SAVANNAH CIR, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/03/2025	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	0166	CONC, PAVMT	0	0	0	0	2,088.00	UT	3.00	3.00	100	2006	2006	3	100	6,264	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

TOTAL OB/XF														7,464			
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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	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	0		RSF-1	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		296,229
TOTAL MARKET OB/XF VALUE		7,464
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		338,693
SOH/AGL Deduction		0
ASSESSED VALUE		338,693
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		338,693
TOTAL JUST VALUE		338,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1357/1340	4/10/2018	WD Q	Q	I	01	245,000
GRANTOR: VERNON L & BARBARA D						
GRANTEE: KALVIN H & CRYSTAL						
1240/1884	7/27/2012	WD Q	Q	I	01	205,000
GRANTOR: EUGENE & MONIKA SUWAN						
GRANTEE: VERNON L & BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W19 FSP= W20 S8 E6 D2 R2 S2 E12 N12\$ S12 W12 N2 L2 U2 W6 N8 W24 S26 FGR= S22 E7 S1 E8 N1 E7 N22 W22\$ E22 S16 E8 FOP= S6 E11 N6 W11\$ E20 S3 E13 N45\$ PTR= N30 FDG= N20 W20 S20 E20\$ S30\$.