

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	16	WD FR STUC 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34316.070	1.00/

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2023									Heated Area: 2444 HX Base Yr	

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,444	100		2,444	291,981
FGR	484	55		266	31,778
FOP	155	30		46	5,495
FOP	360	30		108	12,902
<b>TOTALS</b>	<b>3,443</b>			<b>2,864</b>	<b>342,158</b>

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	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1,982.00	UT	3.00	3.00	50	2007	2007	3	50	2,973	
3	0280	POOL R/CON	0	0	0	0	750.00	UT	70.00	70.00	100	2007	2007	3	54	28,350	
4	0169	FENCE/WOOD	0	0	0	0	384.00	UT	13.50	13.50	100	2007	2007	3	100	5,184	

EXTRA FEATURES																	
638 NW SAVANNAH CIR, LAKE CITY																	
TOTAL OB/XF 38,507																	

LAND DESCRIPTION																								
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-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		342,158
TOTAL MARKET OB/XF VALUE		38,507
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		415,665
SOH/AGL Deduction		0
ASSESSED VALUE		415,665
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		415,665
TOTAL JUST VALUE		415,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043854	Roof Replacement	25,277	03/07/2022
183	SFR	975	06/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/1950	10/04/2022	WD Q	Q	I	01	440,000
GRANTOR: SWEERS DAVID EUGENE						
GRANTEE: PATEL JITENDRAKUMAR						
1359/0821	5/04/2018	WD Q	Q	I	01	288,900
GRANTOR: DENNIS E & LINDA L SH						
GRANTEE: DAVID EUGENE SWEERS						

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
BAS= W17 N9 W13 FOP= W40 S9 E40 N9\$ S9 W40 S35 E13 S5 E13 FOP= S4 E11 N13 W3 N2 W6 S2 W2 S9\$ N9 E2 N2 E6 S2 E13 FGR= S22 E12 N2 E11 N20 W23\$ E23 N31\$.																	