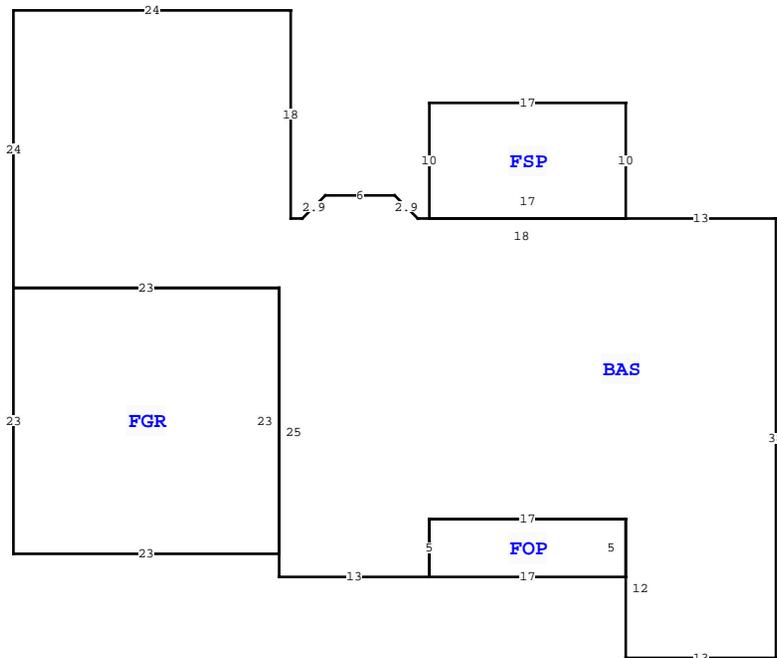


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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%	2021		Heated Area: 1925					HX Base Yr 2021			



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	34316.070	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,925	100		1,925	240,623
FGR	529	55		291	36,375
FOP	85	30		26	3,250
FSP	170	40		68	8,500
TOTALS	2,709			2,310	288,748

838 NW SAVANNAH CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	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	100	0	1,872.00	UT	2.00	2.00	75	2006	2006	3	75	2,808	
2	0169	FENCE/WOOD	0	100	0	320.00	UT	10.50	10.50	100	2007	2007	3	100	3,360	
3	0296	SHED METAL	0	100	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	

TOTAL OB/XF 9,668

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	100		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
VALUATION SUMMARY			
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			288,748
TOTAL MARKET OB/XF VALUE			9,668
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			333,416
SOH/AGL Deduction			78,483
ASSESSED VALUE			254,933
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			203,522
TOTAL JUST VALUE			333,416
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			336,981

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3616	SFR	600	03/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/1865	9/01/2020	WD Q	Q	I	01	270,000
GRANTOR: JULIA BLAIR DAVIS						
GRANTEE: GARY R & MONICA A G						
1303/1663	10/29/2015	WD Q	Q	I	01	219,900
GRANTOR: BARBARA FULTON						
GRANTEE: JULIA BLAIR DAVIS						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W13 FSP= N10 W17 S10 E17\$ W18 L2 U2 W6 D2 L2 W1 N18 W24 S24 FGR= S23 E23 N23 W23\$ E23 S25 E13 FOP= E17 N5 W17 S5\$ N5 E17 S12 E13 N38\$.													