

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,359	119.0000	135.66	184,362	1972	1972	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1246 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		119,835
TOTAL MARKET OB/XF VALUE		5,930
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		144,265
SOH/AGL Deduction		0
ASSESSED VALUE		144,265
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		144,265
TOTAL JUST VALUE		144,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		142,463

Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	34316.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	196	100		196	17,283
BAS	1,050	100		1,050	92,588
FCP	228	25		57	5,026
FOP	80	30		24	2,116
UST	72	45		32	2,822
TOTALS	1,626			1,359	119,835

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4179	MAINT/ALTR	0	06/23/2016
27567	ADDN SFR	127	01/13/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1415/0631	7/01/2020	LE U		I	14	100

GRANTOR: HARRIET A LARSON (ENH)
GRANTEE: JAMES W LARSON & ET
0789/0397 11/08/1993 QC Q I 01 0
GRANTOR: JAMES F LARSON
GRANTEE: HARRIET A LARSON

234 SW HAVANNA WAY, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/21/2023 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	130	
2	0021	BARN, FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W27 BAS= N8 L4 U4 W13 S12 E17\$ W15 UST= W12 S6 E12 N6\$S6 FCP= W12 S19 E12 N19\$ S19E3FOP= S5 E16 N5 W16\$ E39 N25\$.	

LAND DESCRIPTION		TOTAL OB/XF 5,930																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	88.00	175.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							