

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
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
1	DUPLX	0% - 0									

Heated Area: 1868 HX Base Yr

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	11,556
BAS	814	100		814	39,194
BAS	814	100		814	39,194
FGR	240	55		132	6,356
FOP	48	30		14	674
FOP	48	30		14	674
PTO	120	5		6	289
PTO	120	5		6	289
TOTALS	2,444			2,040	98,226

425 NW LAKE CITY AVE, 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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	

EXTRA FEATURES																
TOTAL OB/XF 1,500																

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	0800	C	MULTI-FAM	0		RMF-1220.00	100.00		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		191,252
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		227,752
SOH/AGL Deduction		8,213
ASSESSED VALUE		219,539
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		219,539
TOTAL JUST VALUE		227,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1376/1235	1/15/2019	WD	Q	I	05	927,000

GRANTOR: GROCE APTS OF LAKE CI
GRANTEE: MAGNOLIA APARTMENTS

1242/2097	7/02/2012	WD	U	I	11	100
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GRANTOR: THOMAS EAGLE, STEPHEN
GRANTEE: GROCE APTS OF LAKE

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W14 PTO= N10W12S10 E12S W24 BAS= W12 PTO= N10W12S10E12S W26 S29E14 FOP= E12 N4 W12 S4S N4 E12 FGR= S4 E12 N20 W12 S16S N16 E12 N9S S9 BAS= S20 E12 N20 W12S E12 S16 FOP= S4 E12 N4 W12S E12 S4 E14 N29S.

