

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

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		184,877
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		221,377
SOH/AGL Deduction		1,838
ASSESSED VALUE		219,539
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		219,539
TOTAL JUST VALUE		221,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,127

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
05 05	0800	MULTI-FAM <10	34316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	11,171
BAS	814	100		814	37,888
BAS	814	100		814	37,888
FGR	240	55		132	6,144
FOP	48	30		14	652
FOP	48	30		14	652
PTO	120	5		6	280
PTO	120	5		6	280
TOTALS	2,444			2,040	94,952

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

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	0		0.00	100	0	0	3	100	1,500	

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W14 PTO= N10W12S10 E12\$ W24 BAS= W12 PTO= N10W12S10E12\$W26 S29E14 FOP= E12 N4 W12 S4\$ N4 E12 FGR= S4 E12 N20 W12 S16\$ N16 E12 N9\$ S9 BAS= S20 E12 N20 W12\$ E12 S16 FOP= S4 E12 N4 W12\$ E12 S4 E14 N29\$.

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	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									

