

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	60
Interior Floor	08	SHT VINYL	40
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 Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.020 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,282	100	
FGR	286	55	2026
FOP	60	30	
TOTALS	1,628		

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%	- 2026								
					Heated Area: 1282			HX Base Yr 2026			

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		130,693
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		150,793
SOH/AGL Deduction		0
ASSESSED VALUE		150,793
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,382
TOTAL JUST VALUE		150,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/785	10/31/2025	WD	Q	I	01	193,500
GRANTOR: SADLER KIAN R						
GRANTEE: NORTH CHRISTINA						
1486/715	3/03/2023	WD	Q	I	01	174,000
GRANTOR: PARKER DEVELOPMENT LL						
GRANTEE: SADLER KIAN R						

EXTRA FEATURES		795 SE DEFENDER DR, LAKE CITY														
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	0	1.00	UT	1,000.00	50	0	0	3	50	500	
2	0296	SHED METAL	0	100	8	10	1.00	UT	1,000.00	20	1993	1993	3	20	200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	900.00	100	2023	2022		100	900	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[ORIG=-11,0] W41 S38 E18 N12 E23 N26 \$									
FOP=[ORIG=-34,38] E5 N12 W5 S12 \$									
FGR=[YR=2026;ORIG=-11,0] E11 S26 W11 N26 \$									

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	0100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							