

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
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	1. 100
Architectual Units	05	CONV 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	SINGLE FAM	100%	- 2026								

Heated Area: 1335 HX Base Yr 2026

772 SE DEFENDER DR, LAKE CITY

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,335	100		1,335	114,204
FEP	140	80		112	9,581
FOP	68	30		20	1,711
FST	77	55		42	3,593
TOTALS	1,620			1,509	129,089

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	0	0	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	100	28	16	0	0	0.00	100	0	0	3	100	2,070	
3	0120	CLFENCE	4	0	100	0	0	0	0.00	100	2012	2012	3	100	200	

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							

TOTAL OB/XF												2,470											
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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		129,089
TOTAL MARKET OB/XF VALUE		2,470
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		150,059
SOH/AGL Deduction		0
ASSESSED VALUE		150,059
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,648
TOTAL JUST VALUE		150,059
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054424	Roof Replacement	9,500	11/07/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1553/1613	11/06/2025	WD	Q	I	01	170,000

GRANTOR: GIBONEY LAURA MARIE
GRANTEE: HAGLER ERIC CHRISTO
1540/2098 5/21/2025 PB U I 18 0
GRANTOR: CLERK OF COURT
GRANTEE: GIBONEY LAURA MARIE

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W24 FEP= N10 W14 S10 E14\$ W22 FST= W11S7 E11 N7\$ S7 W11S21 E11 FOP= E17 N4 W17 S4\$ N4 E46 N24\$.