

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	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	
0201	02	1,835	116.9000	109.89	201,648	1988	1988		0	0	45.00	55.00

1 MANUF 1 0% - 2026 Heated Area: 1456 HX Base Yr

220 SE PEARL TER, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

04/21/2023 MLU

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	88,000
FCP	528	25		132	7,978
FEP	170	85		144	8,703
FOP	70	35		24	1,450
FST	144	55		79	4,775
TOTALS	2,368			1,835	110,906

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	10	30	1.00	UT	0.00	100	0	0	3	100	300	
2	0120	CLFENCE	4	0	0	0	1.00	UT	500.00	100	2026	2025		100	500	

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	0200	C	MBL HM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		110,906
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		134,206
SOH/AGL Deduction		0
ASSESSED VALUE		134,206
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		134,206
TOTAL JUST VALUE		134,206
NCON VALUE		500
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,655

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045277	Roof Replacement	9,350	08/25/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/125	1/02/2026	WD	Q	I	01	156,000
GRANTOR: BRYDGES JAMES T						
GRANTEE: CLEMONS KENNETH LEE						
1542/937	6/09/2025	WD	Q	I	01	140,000
GRANTOR: TISI STEVEN H						
GRANTEE: BRYDGES JAMES T						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W26 S32 FEP= W10 S17 E10 N17\$ S17 FOP= W10 S7 E10 N7\$ S7 E26 FCP= E12 N44 W12 S44\$ N44 FST= E12 N12 W12 S12\$ N12\$.	