

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	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	0% - 2023			151,629	1990	1990	0	0	35.00	65.00

Heated Area: 1011 HX Base Yr

121 SE TRISTIN LN, LAKE CITY

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

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,011	100		1,011	82,282
FGR	240	55		132	10,743
FOP	60	30		18	1,465
FSP	99	40		40	3,255
PTO	204	5		10	814
TOTALS	1,614			1,211	98,559

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	27	270.00	UT	1.40	1.40	100	0	0	3	100	378	
2	0120	CLFENCE	4	0	0	0	170.00	UT	4.50	4.50	100	1993	1993	3	100	765	

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	DPHT 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	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		98,559
TOTAL MARKET OB/XF VALUE		1,143
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		122,202
SOH/AGL Deduction		0
ASSESSED VALUE		122,202
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		122,202
TOTAL JUST VALUE		122,202
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/2497	9/07/2022	QC	U	I	11	100
GRANTOR: SPRINGSTEEN SONDR						
GRANTEE: SPRINGSTEEN FAMILY						
1299/0230	7/30/2015	WD	U	I	18	60,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: SONDR SPRINGSTEEN						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W19 S37 FGR= S20 E12 N20 W12\$ E12 FOP= S20 E3 N20W3\$ E18 N27 PTO= E6 N16 W24 S6 E18 S10\$N1 FSP= N9 W11 S9 E11\$ W11 N9\$.	