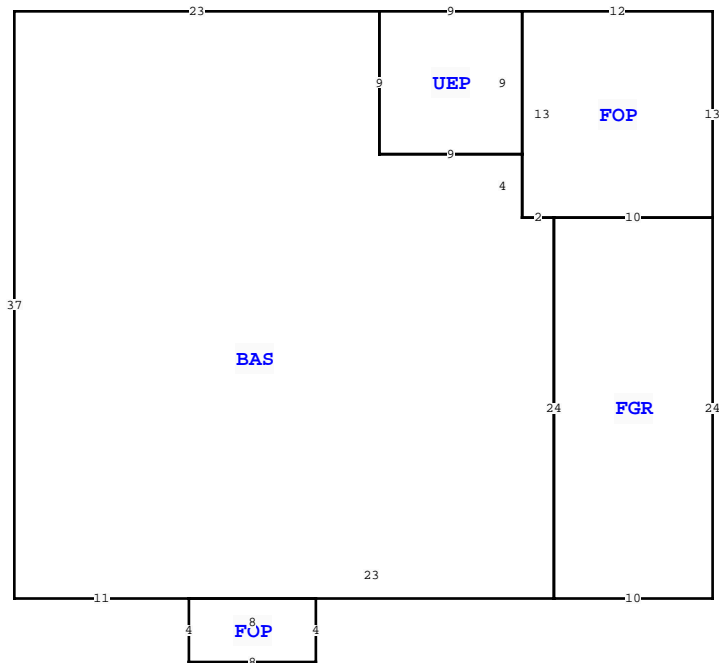


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	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	34317.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,151	100	
FGR	240	55	
FOP	32	30	
FOP	156	30	
UEP	81	60	
TOTALS	1,660		

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: 1151						HX Base Yr 2026					



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		135,953
TOTAL MARKET OB/XF VALUE		1,104
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		159,557
SOH/AGL Deduction		103,138
ASSESSED VALUE		56,419
TOTAL EXEMPTION VALUE	HX HB	31,419
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		159,557
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043093	Roof Replacement	10,492	11/03/2021
7827	SFR	32,000	01/29/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1556/519	12/12/2025	WD	Q	I	01	210,000

GRANTOR: ROBINSON KENNETH A
GRANTEE: LAWLESS JEFFERY J
1282/0221 9/26/2014 WD U I 11 100
GRANTOR: KENNETH A ROBINSON
GRANTEE: KENNETH A & NORMA L

EXTRA FEATURES		205 SE TRISTIN LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0296	SHED METAL	0 100

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	360.00	UT	1.40	1.40	100	0	0	3	100	504	
2	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

BUILDING NOTES	
BLD DATE	
XF DATE	
LGL DATE	
LAND DATE	
AG DATE	
04/21/2023 MLU	

BUILDING DIMENSIONS	
BAS= W23 S37 E11 FOP= S4 E8 N4 W8\$ E23 FGR= E10 N24 W10 S24\$ N24 FOP= E10 N13 W12 S13E2\$ W2 N4 UEP= N9 W9 S9 E9\$ W9 N9\$.	

LAND DESCRIPTION		TOTAL OB/XF 1,104																						
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	22,500.00	22,500.00	22,500							