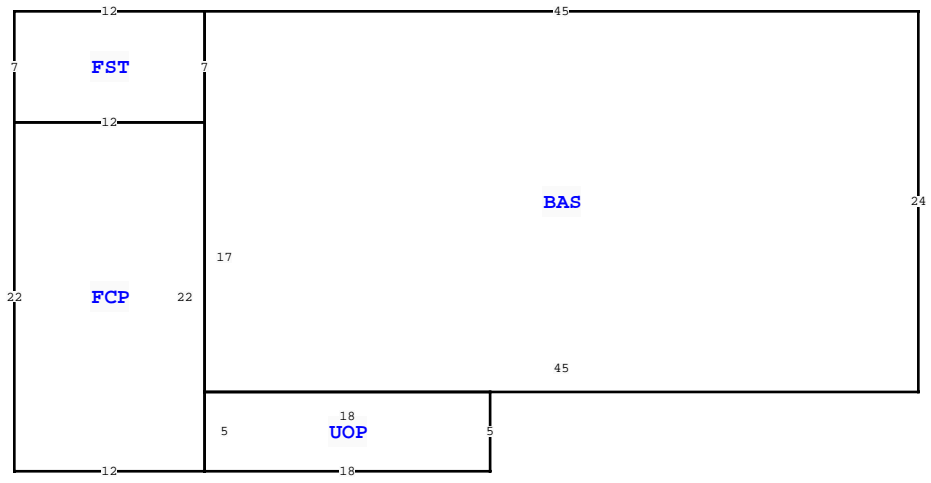


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	18	CEMENT BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	03	PLASTER	100
Interior Floo	14	CARPET	90
Interior Floo	06	VINYL ASB	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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

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%	1998		163,798	1987	1987	0	0	35.00	65.00
			Heated Area: 1080				HX Base Yr 1998				



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	0100	SINGLE FAMILY		06	34317.070	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
BAS	1,080	100		1,080	95,030		
FCP	264	25		66	5,807		
FST	84	55		46	4,048		
UOP	90	20		18	1,584		
TOTALS	1,518			1,210	106,469		

115 SE GOLF CLUB AVE, LAKE CITY

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

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	106,469		
TOTAL MARKET OB/XF VALUE	1,025		
TOTAL LAND VALUE - MARKET	18,500		
TOTAL MARKET VALUE	125,994		
SOH/AGL Deduction	45,956		
ASSESSED VALUE	80,038		
TOTAL EXEMPTION VALUE	51,411	HX HB	
BASE TAXABLE VALUE	28,627		
TOTAL JUST VALUE	125,994		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	125,994		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31197	MAINT/ALTR	40	06/25/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/955	2/15/2022	WD	U	I	30	100
GRANTOR: GIANG LAM C						
GRANTEE: GIANG LAM C						
0850/2205	12/29/1997	WD	Q	I		52,300
GRANTOR: BELLAMY						
GRANTEE: GIANG						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W45 FST= W12 S7 E12 N7S7 FCP= W12 S22 E12 N22S S17 UOP= S5 E18 N5 W18S E45 N24S.	

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	UT	0.00	0.00	100	0	0	3	100	550	
2	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	100	
3	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	100	8	10	UT	150.00	150.00	50	1993	1993	3	50	75	

LAND DESCRIPTION		TOTAL OB/XF														1,025								
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	80.00	127.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							