

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	14	CARPET 90
Interior Floor	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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,951	110.5800	123.85	241,631	1966	1966	0	0	0 35.00	65.00

1 SINGLE FAM 100% - 0  
Heated Area: 1701  
HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		157,060
TOTAL MARKET OB/XF VALUE		3,860
TOTAL LAND VALUE - MARKET		20,905
TOTAL MARKET VALUE		181,825
SOH/AGL Deduction		90,394
ASSESSED VALUE		91,431
TOTAL EXEMPTION VALUE	HX HB SX WX	91,431
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		181,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,825

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	210	100		210	16,906
BAS	1,491	100		1,491	120,029
FCP	441	25		110	8,856
FST	168	55		92	7,406
UOP	240	20		48	3,864
<b>TOTALS</b>	<b>2,550</b>			<b>1,951</b>	<b>157,060</b>

623 SE DEFENDER DR, LAKE CITY  
BLD DATE  
XF DATE  
INC DATE  
LGL DATE  
LAND DATE  
AG DATE  
04/21/2023 MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/0580	6/29/2017	LE U	I	I	14	100

GRANTOR: WALTER S & SHARON A M  
GRANTEE: WALTER S MCADAMS JR

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	1.00	UT	0.00	0.00	100	0	0	3	100	240	
2	0296	SHED METAL	0 100	16	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	400	
5	0294	SHED WOOD/	0 100	16	16	256.00	UT	7.50	7.50	100	2003	2003	3	100	1,920	
<b>TOTAL OB/XF</b> 3,860																

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= N15 W14 S15 E14\$ BAS= W42 S29 E30 N2 E23 FST= S2 E21 N8 W21 S6\$ N6 FCP= E21N21 W21 S21\$ N21 UOP= E5 N15 W16 S15 E11\$ W11\$.											

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	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-2110.00	125.00		1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							