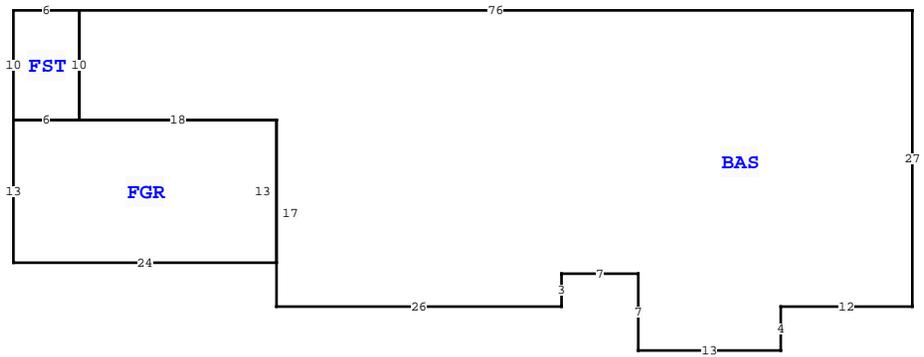


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1.100
Architectual Units	05	CONV 100 0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2016		Heated Area: 1777					HX Base Yr 2016	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100		1,777	149,440
FGR	312	55		172	14,464
FST	60	55		33	2,776
TOTALS	2,149			1,982	166,680

273 SE OLUSTEE AVE, LAKE CITY

BLD DATE	LGL DATE
04/21/2023	MLU

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	0210	GARAGE U	0 100	20 28	1.00	UT	4,500.00	4,500.00	50	0	0	3	50	2,250	
2	0166	CONC, PAVMT	0 100	0 0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

TOTAL OB/XF 2,450

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	127.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		166,680
TOTAL MARKET OB/XF VALUE		2,450
TOTAL LAND VALUE - MARKET		20,905
TOTAL MARKET VALUE		190,035
SOH/AGL Deduction		87,783
ASSESSED VALUE		102,252
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		50,841
TOTAL JUST VALUE		190,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,111

SALE:1:1: LOT 1 BLOCK 3 COUNTRY CLUBESTATES REPLAT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1299/0066	7/30/2015	WD	Q	I	01	98,500
GRANTOR: WILLIAM BRADY						
GRANTEE: RODNEY & SANDRA COO						
1278/2373	7/28/2014	WD	Q	I	01	85,000
GRANTOR: KENNETH A MCALPIN JR						
GRANTEE: WILLIAM BRADY						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W76 FST= W6 S10 E6 N10 S10 FGR= W6 S13 E24 N13 W18 S E18 S17 E26 N3 E7 S7 E13 N4 E12 N27 S.