

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	19	COMMON BRK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
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
Architectural 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
0100	01	1,541	105.2100	117.84	181,591	1961	1990	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1428 HX Base Yr

Quality	03	03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	34317.070	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	18,383
BAS	1,188	100		1,188	90,996
FCP	240	25		60	4,596
FOP	24	30		7	536
FST	84	55		46	3,524
TOTALS	1,776			1,541	118,034

323 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

TOTAL OB/XF 400

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	0		RSF-2	80.00	121.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		118,034
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		136,934
SOH/AGL Deduction		1,102
ASSESSED VALUE		135,832
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		135,832
TOTAL JUST VALUE		136,934
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,934

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041522	Roof Replacement	10,303	03/15/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/1004	6/01/2017	WD	U	I	11	100

GRANTOR: AGNES RICE TRUSTEE OF
GRANTEE: TSW PROPERTIES LLC

1073/1414	2/07/2006	WD	Q	I		105,000
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GRANTOR: LLOYD ADAMS
GRANTEE: AGNES RICE TRUSTEE

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W44 S27 E20 FOP= S4 E6 N4 W6\$ E24 FCP= S20 E12 N20 W12\$ BAS= E12 N20 W12 S20\$ N20 FST= E12 N7 W12 S7 \$ N7\$.