

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,571	130.6800	148.98	234,048	1960	2020	0	0	5.00	95.00

1 SINGLE FAM 0% - 2023 Heated Area: 1485 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		222,346
TOTAL MARKET OB/XF VALUE		16,086
TOTAL LAND VALUE - MARKET		20,905
TOTAL MARKET VALUE		259,337
SOH/AGL Deduction		0
ASSESSED VALUE		259,337
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		259,337
TOTAL JUST VALUE		259,337
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,726

Quality	05	05			
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	1,485	100		1,485	210,173
FOP	24	30		7	991
FST	88	55		48	6,793
UOP	154	20		31	4,387
TOTALS	1,751			1,571	222,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042527	Electrical Servic	0	08/11/2021
000042358	Roof Replacement	6,000	07/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1481/2633	12/22/2022	WD Q	Q	I	01	220,000

GRANTOR: TWENTYEIGHT FOURTEEN
GRANTEE: WEATERSPOON EMILY M
1439/183 6/01/2021 WD Q I 03 60,000
GRANTOR: PURVIS JAMES A
GRANTEE: TWENTYEIGHT FOURTEE

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	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0280	POOL R/CON	0	0	16	32	UT	70.00	70.00	100	1960	1960	3	40	14,336	
3	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0296	SHED METAL	0	0	8	10	UT	0.00	0.00	100	1993	1993	3	100	150	
5	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
233 SE COUNTRY CLUB RD, LAKE CITY		04/21/2023 MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W30 UOP= N11 W14 S11 E14\$ W14 FST= N8 W11 S8 E11\$ W11 S27 E30 FOP= S4 E6 N4 W6\$E25 N27\$.	

LAND DESCRIPTION		TOTAL OB/XF 16,086																						
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	2110.00	125.00	1.00	LT		1.00	1.00	1.13	18,500.00	20,905.00	20,905							