

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	06	VINYL ASB 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
Architctual	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
1	SINGLE FAM	67%	2024	120.08	185,404	1967	1967	0	0	35.00	65.00

Heated Area: 1430 HX Base Yr 2023

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		120,513
TOTAL MARKET OB/XF VALUE		650
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		139,663
SOH/AGL Deduction		2,823
ASSESSED VALUE		136,840
TOTAL EXEMPTION VALUE	HA HAB	51,411
BASE TAXABLE VALUE		85,429
TOTAL JUST VALUE		139,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,663

Quality	04	04			
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	1,430	100		1,430	111,614
FCP	240	25		60	4,683
FOP	48	30		14	1,093
FST	72	55		40	3,122
<b>TOTALS</b>	<b>1,790</b>			<b>1,544</b>	<b>120,513</b>

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

303 SE GOLF CLUB AVE, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049003	Electrical Servic	0	01/11/2024
000048896	Roof Replacement	13,200	12/21/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1362/0432	6/11/2018	PB U	I	14		0

GRANTOR: CLERK OF COURT (ESTAT)  
GRANTEE: B COODY, D BODIFORD

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	67	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0258	PATIO	0	67	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
3	0120	CLFENCE	4	0	67	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

EXTRA FEATURES																
TOTAL OB/XF 650																

BUILDING NOTES																
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS																
BAS= W55 S26 E27 FOP= S6 E8 N6 W8\$ E28 FCP= E12 N20 W12 S20\$ N20 FST= E12 N6 W12 S6\$ N6\$.																

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	67		RSF-2	94.00	127.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

LAND DESCRIPTION																								
------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--