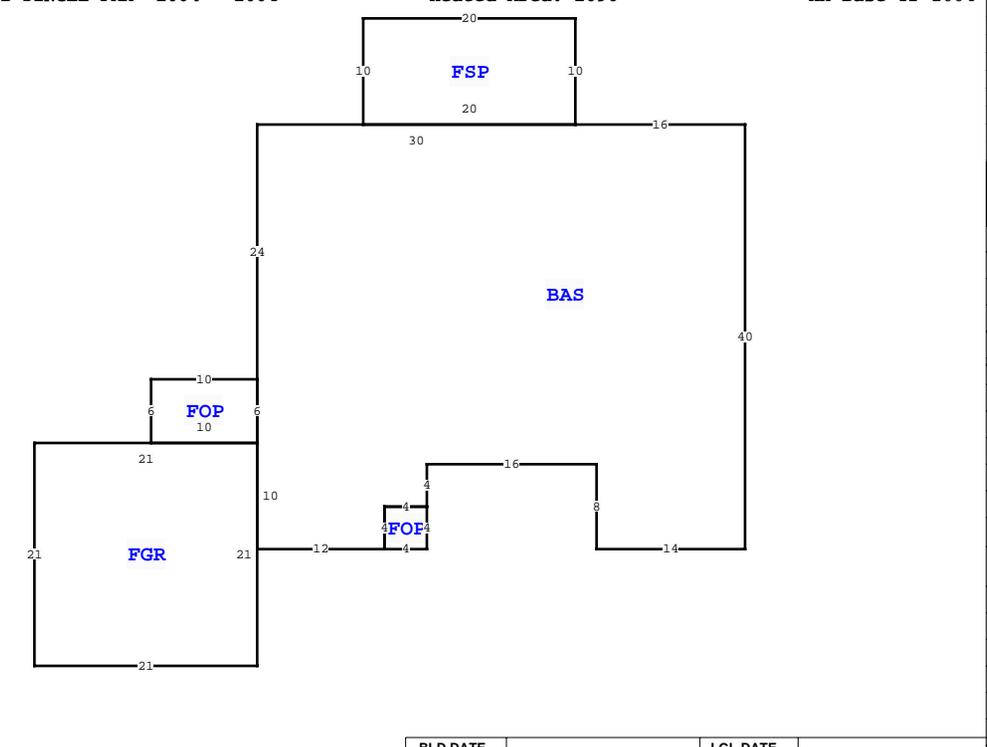


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	07 07

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,042	123.0570	140.28	286,452	1981	1985	0	0	35.00	65.00



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	26316.030	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,696	100		1,696	154,645
FGR	441	55		243	22,157
FOP	16	30		5	456
FOP	60	30		18	1,641
FSP	200	40		80	7,294
TOTALS	2,413			2,042	186,194

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	186,194		
TOTAL MARKET OB/XF VALUE	4,575		
TOTAL LAND VALUE - MARKET	42,000		
TOTAL MARKET VALUE	232,769		
SOH/AGL Deduction	88,990		
ASSESSED VALUE	143,779		
TOTAL EXEMPTION VALUE	51,411	HX HB	
BASE TAXABLE VALUE	92,368		
TOTAL JUST VALUE	232,769		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	229,503		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA	
OFF RECORD Number	DATE
1553/611	10/29/2025
GRANTOR: OSBORNE STEPHEN M	
GRANTEE: OSBORNE STEPHEN M (	
0976/0719	2/28/2003
GRANTOR: JAMES R & CARMELITA K	
GRANTEE: STEPHEN M & DEBORAH	

EXTRA FEATURES		101 NW HARRIS LAKE DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0190	FPLC PF	1,200.00
2	0166	CONC, PAVMT	2,250.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/14/2026		MLU

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1553/611	10/29/2025	LE	U	I	14	100

BUILDING NOTES	
BAS= W16 FSP= N10 W20 S10 E20\$ W30 S24 FOP= W10 S6 E10 N6\$ S6	
FGR= W21 S21 E21 N21\$ S10 E12 FOP= E4 N4 W4 S4\$ N4 E4 N4 E16 S8 E14 N40 \$.	

LAND DESCRIPTION		TOTAL OB/XF 4,575																						
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	0140	C	SFR GOLF	100		00	0.00	0.00	1.00	LT		1.00	1.00	1.20	35,000.00	42,000.00	42,000							