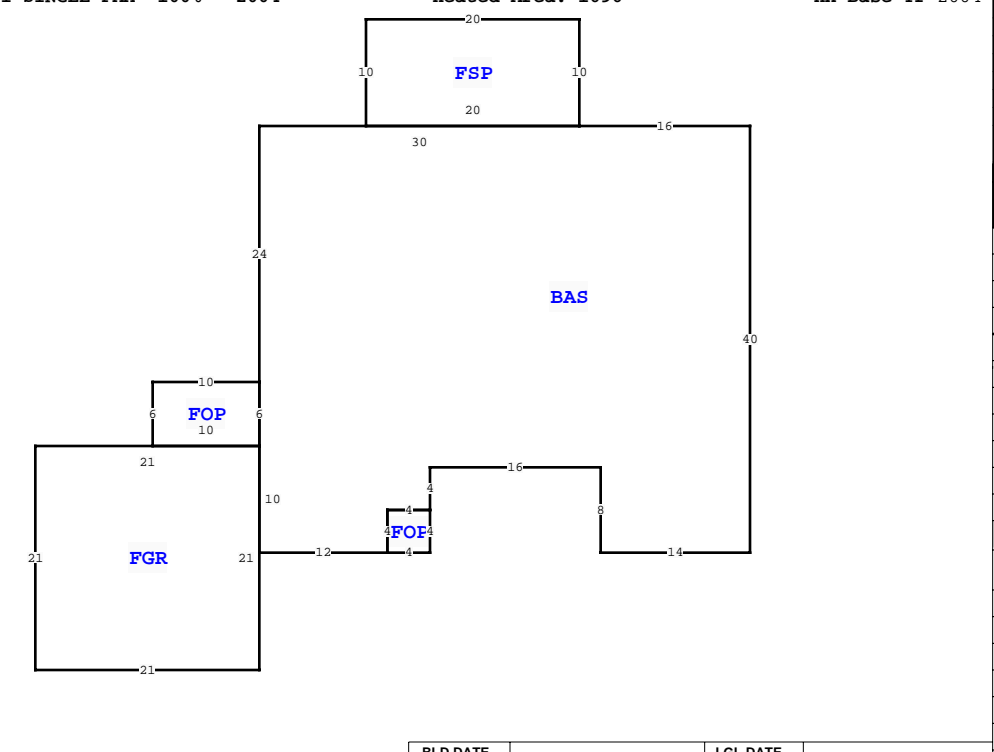


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	10 ABOVE AVG. 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories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

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	137.82	281,428	1981	1985	0	0	35.00	65.00



Quality	07 07				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	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	151,933
FGR	441	55		243	21,769
FOP	16	30		5	448
FOP	60	30		18	1,613
FSP	200	40		80	7,167
TOTALS	2,413			2,042	182,928

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		182,928
TOTAL MARKET OB/XF VALUE		4,575
TOTAL LAND VALUE - MARKET		42,000
TOTAL MARKET VALUE		229,503
SOH/AGL Deduction		85,724
ASSESSED VALUE		143,779
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		92,368
TOTAL JUST VALUE		229,503
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,503

SALE:3:1: LOT 50 FAIRWAY VIEW UNIT
SALE:2:1: LOT 50 FAIRWAY VIEW UNIT 1
SALE:1:1: LOT 50 FAIRWAY VIEW UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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

GRANTOR: OSBORNE STEPHEN M
GRANTEE: OSBORNE STEPHEN M (
0976/0719 2/28/2003 WD Q I 121,300
GRANTOR: JAMES R & CARMELITA K
GRANTEE: STEPHEN M & DEBORAH

EXTRA FEATURES																
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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	2,250.00	UT	2.00	2.00	75	1993	1993	3	75	3,375	

101 NW HARRIS LAKE DR, LAKE CITY		BLD DATE	LGL DATE	04/14/2026	MLU
		XF DATE	LAND DATE		
		INC DATE	AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
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							