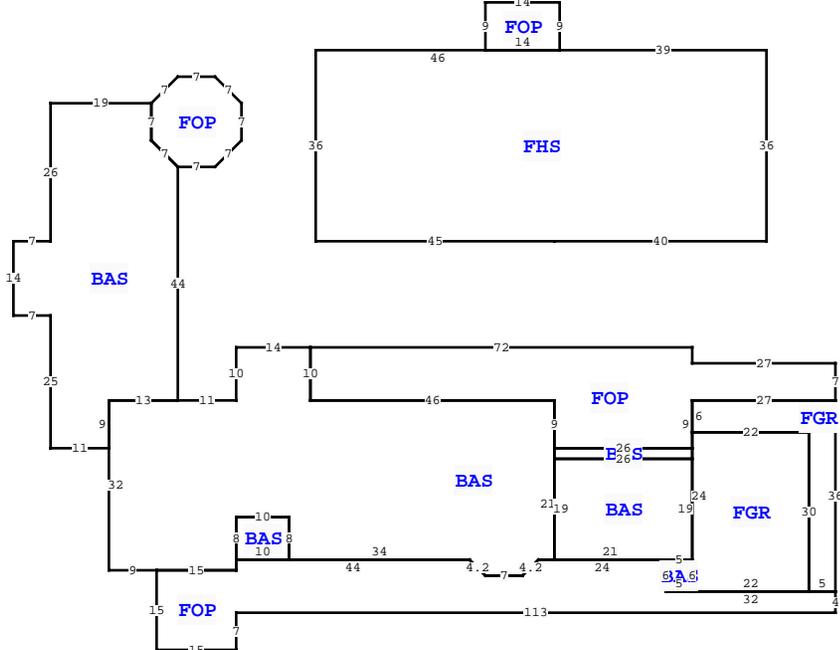


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	10	WD SHINGLE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	100
Bathrooms	4	100
Frame	03	MASONRY 100
Stories	1.5	1.5 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	7,972	112.0350	127.72	1,018,184	1973	1985	0	0	35.00	65.00
1 SINGLE FAM 100% - 2025 Heated Area: 7868 HX Base Yr 2025											



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		661,820
TOTAL MARKET OB/XF VALUE		61,424
TOTAL LAND VALUE - MARKET		47,000
TOTAL MARKET VALUE		770,244
SOH/AGL Deduction		0
ASSESSED VALUE		770,244
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		718,833
TOTAL JUST VALUE		770,244
NCON VALUE		9,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		745,973

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34892	POOL	33	01/31/2017
18843	SFR	1,018	10/16/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/1390	1/30/2019	WD	Q	I	01	575,000
GRANTOR: KEVIN & HEATHER GRAY						
GRANTEE: CHARLES G SIGMON &						
1377/1389	1/30/2019	WD	U	I	11	100
GRANTOR: KEVIN & HEATHER GRAY						
GRANTEE: CHARLES G SIGMON &						

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	30	100		30	2,491
BAS	52	100		52	4,317
BAS	80	100		80	6,642
BAS	494	100		494	41,011
BAS	1,494	100		1,494	124,029
BAS	2,658	100		2,658	220,662
FGR	312	55		172	14,279
FGR	660	55		363	30,135
FHS	3,060	60		1,836	152,421
FOP	126	30		38	3,154
TOTALS	11,481			7,972	661,820

138 SW HAMLET CIR, LAKE CITY

BLD DATE: LGL DATE: 04/20/2026 MLU  
 XF DATE: LAND DATE:  
 INC DATE: AG DATE:

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	100	0	0		3,456.00	UT	2.00			100	1993	1993	3	100	6,912	
2	0169	FENCE/WOOD	0	100	0	0		1.00	UT	0.00			100	2014	2014	3	100	2,000	
3	0280	POOL R/CON	0	100	20	37		740.00	UT	70.00			100	2017	2017	3	84	43,512	
4	0119	MASONRY WA	0	100	0	0		1.00	UT	9,000.00			100	2026	2025		100	9,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W46 N10 W14 S10 W11 BAS= N44 FOP= E7 R5 U5 N7 U5 L5 W7 L5 D5 S7 D5 R5 \$ L5 U5 N7 W19 S26 W7 S14 E7 S25 E11 N9 E13\$ W13 S32 E9 FOP= S15 E15 N7 E113 N4 W32 N6 W24 D3 L3 W7 L3 U3 W44 S2 W15\$ E15 N2 BAS= E10 N8 W10 S8\$ N8E10 S8 E34 D3 R3 E7 R3 U3 E3 BAS= E21 BAS= S6 E5 N6 W5\$ E5 FGR= S6 E22 FGR= E5 N36 W27 S6 E22 S30\$ N30 W22 S24\$ N19 BAS= N2 W26 S2 E26\$ W26 S19 \$ N21 FOP= E26 N9 E27 N7 W27 N3 W72 S10 E46 S9 \$N9\$ PTR= N30 FHS= E40 N36 W39 FOP= N9 W14 S9 E14\$ W46 S36 E45\$ S30\$.	

LAND DESCRIPTION		TOTAL OB/XF 61,424																						
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	100		A-1	0.00	0.00	2.35	AC		1.00	1.00	1.00	20,000.00	20,000.00	47,000							