

BUILDING CHARACTERISTICS

Element	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Roof Structure	03	GABLE/HIP 100
Roof Cover	05	DRYWALL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frames	01	NONE 100
Stories	1.1	1.100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adj	01	01 100

MARKET ADJUSTMENTS

TYPE	MDL	EFF AREA	TOT ADJ PTS	EFF BASE RATE	REPL COST NEW	AVG	EVG	ECON	FICHT	NORM	% COND
0100	01	2,153	124.4727	139.41	300,150	1987	1987	0	0	0	35.00
Heated Area: 1723											
HX Base Yr 2023											

VALUATION BY

Tax Group: 2	STANDARD
BUILDING MARKET VALUE	195,098
TOTAL MARKET VALUE	21,836
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	251,934
SOH/AGL Deduction	79,586
ASSESSED VALUE	172,348
TOTAL EXEMPTION VALUE	51,411
BASE TAXABLE VALUE	120,937
TOTAL JUST VALUE	251,934
INCOM VALUE	0
INCOME VALUE	251,934

SALES DATA

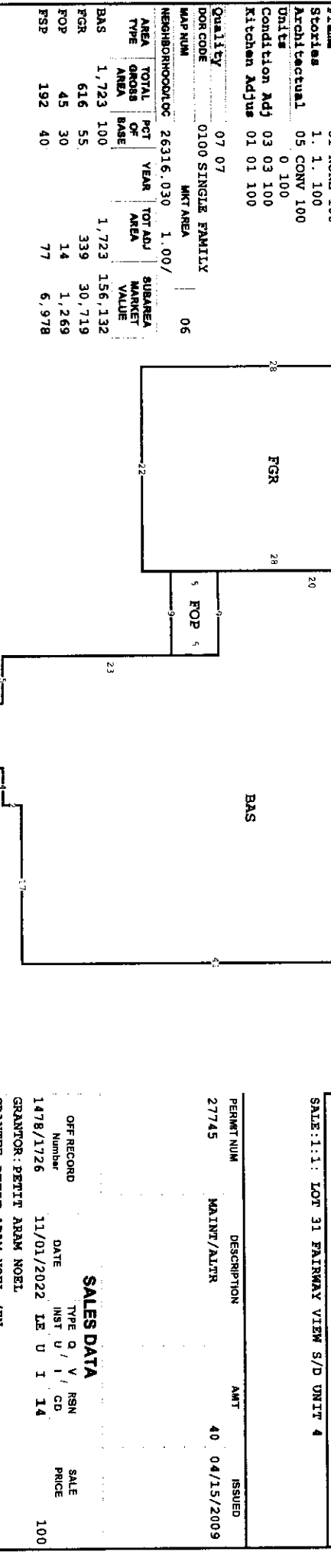
OFF RECORD	DATE	TYPE	Q	V	RSN	SALE PRICE
1478/1726	11/01/2022	IE	U	I	14	100

GRANTOR: PETTIT ARAM NOEL
 GRANTOR: PETTIT ARAM NOEL (EN)
 GRANTOR: JAMES NICOLAS II & KI
 GRANTOR: ARAM N & JENNIFER L

PERMIT NUM

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27745	MAINT/ALTR	40	04/15/2009

SALE: 1:1: LOT 31 FAIRWAY VIEW S/D UNIT 4



TOTALS

2,576	2,153	195,098	115 NW WIREGRASS CT, LAKE CITY
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EXTRA FEATURES

L OBNX	M CODE	DESCRIPTION	BLDG CAP	L	W	UNITS	UT	ADJR	ADJ UNIT PRICE	ORIG COND	YEAR OH	YEAR ACTUAL	Q	% COND	ORIG UNIT VALUE	NOTES
1	0166	CONC. PAVMT	0.100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0180	EPLC ISTRY	0.100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	40	14,336	
3	0280	POOL R/CON	0.100	32	16	512.00	UT	7.50	7.50	100	1993	1993	3	100	2,400	
4	0169	FENCE/WOOD	0.100	0	0	320.00	UT	7.50	7.50	100	2009	2009	3	100	300	
5	0296	SHED METAL	0.100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	
6	0294	SHED WOOD	0.100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	800	

BLDG DIMENSIONS

BAS - W18 S8	FRONT	W27 S78	E22N282	S72	FOR - S3	E9	N5	H9	S	E9					
S23	H3	E7	E7	N2	E3	N2	E3	S41	FRONT	N3	W24	E9	E24S	W70	N83

BLDG DATE

BLDG DATE	XF DATE	INC DATE	LOT DATE	AG DATE	MDU
			04/03/2025		

LAND DESCRIPTION

L	N	USE CODE	CLS	SFR	DESCRIPTION	CAP	D	LOC ZONE	FRONT	DEPTH	TOT LND UTR	UNIT TYPE	DPTH	COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS	YEAR	DENSITY	DECL	FRZ	YR	CONSERV
1	0100	C				100		00	0.00	0.00	1.00	IT	1.00	1.00	1.00	35,000.00	35,000.00	35,000							

TOTAL OBNX

21,836
