



| BUILDING CHARACTERISTICS |                  |                |              |                      |
|--------------------------|------------------|----------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION   |              |                      |
| Exterior Wall            | 32               | HARDIE BRD 100 |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100  |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100 |              |                      |
| Interior Wall            | 05               | DRYWALL 100    |              |                      |
| Interior Floo            | 15               | HARDTILE 70    |              |                      |
| Interior Floo            | 14               | CARPET 30      |              |                      |
| Air Condition            | 03               | CENTRAL 100    |              |                      |
| Heating Type             | 04               | AIR DUCTED 100 |              |                      |
| Bedrooms                 |                  | 4 100          |              |                      |
| Bathrooms                |                  | 3 100          |              |                      |
| Frame                    | 02               | WOOD FRAME 100 |              |                      |
| Stories                  | 1.               | 1. 100         |              |                      |
| Architectual             | 05               | CONV 100       |              |                      |
| Units                    |                  | 0 100          |              |                      |
| Condition Adj            | 03               | 03 100         |              |                      |
| Kitchen Adjus            | 01               | 01 100         |              |                      |
| Quality                  | 06               | 06             |              |                      |
| DOR CODE                 | 0100             | SINGLE FAMILY  |              |                      |
| MAP NUM                  |                  | MKT AREA       | 06           |                      |
| NEIGHBORHOOD/LOC         | 15416.050        | 1.00/          |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 351              | 100            | 351          | 32,725               |
| BAS                      | 2,187            | 100            | 2,187        | 203,903              |
| FGR                      | 576              | 55             | 317          | 29,555               |
| FOP                      | 72               | 30             | 22           | 2,051                |
| TOTALS                   | 3,186            |                | 2,877        | 268,234              |

| MARKET ADJUSTMENTS                                                                                                                               |     |           |             |                |                |      |      |      |      |            |        |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------------|--------|--|
| TYPE                                                                                                                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM       | % COND |  |
| 0100                                                                                                                                             | 01  | 2,877     | 117.0068    | 112.33         | 323,173        | 2006 | 2006 | 0    | 0    | 0 17.00    | 83.00  |  |
| 1 SINGLE FAM - 100% - 2013 Heated Area: 2538 HX Base Yr 2013                                                                                     |     |           |             |                |                |      |      |      |      |            |        |  |
|                                                                                                                                                  |     |           |             |                |                |      |      |      |      |            |        |  |
| <div> <div>BLD DATE</div> <div>XF DATE</div> <div>INC DATE</div> </div> <div> <div>LGL DATE</div> <div>LAND DATE</div> <div>AG DATE</div> </div> |     |           |             |                |                |      |      |      |      |            |        |  |
| 224 SW PHEASANT WAY, LAKE CITY                                                                                                                   |     |           |             |                |                |      |      |      |      | 04/20/2023 | MLU    |  |

| EXTRA FEATURES |            |             |         |    |    | 224 SW PHEASANT WAY, LAKE CITY |    |       |                | INC DATE  |         |             |   | AG DATE |                 | 04/10/2020 |  | 12/20/2019 |  |
|----------------|------------|-------------|---------|----|----|--------------------------------|----|-------|----------------|-----------|---------|-------------|---|---------|-----------------|------------|--|------------|--|
| 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  | 1,196.00                       | UT | 3.00  | 3.00           | 100       | 2006    | 2006        | 3 | 100     | 3,588           |            |  |            |  |
| 2              | 0169       | FENCE/WOOD  | 0 100   | 0  | 0  | 276.00                         | UT | 3.75  | 3.75           | 100       | 2007    | 2007        | 3 | 100     | 1,035           |            |  |            |  |
| 3              | 0296       | SHED METAL  | 0 100   | 12 | 16 | 192.00                         | UT | 6.00  | 6.00           | 100       | 2007    | 2007        | 3 | 100     | 1,152           |            |  |            |  |
| 4              | 0296       | SHED METAL  | 0 100   | 0  | 0  | 1.00                           | UT | 0.00  | 0.00           | 100       | 2019    | 2019        | 3 | 100     | 3,500           |            |  |            |  |
|                |            |             |         |    |    |                                |    |       |                |           |         |             |   |         |                 |            |  |            |  |
|                |            |             |         |    |    |                                |    |       |                |           |         |             |   |         |                 |            |  |            |  |
|                |            |             |         |    |    |                                |    |       |                |           |         |             |   |         |                 |            |  |            |  |
|                |            |             |         |    |    |                                |    |       |                |           |         |             |   |         |                 |            |  |            |  |
|                |            |             |         |    |    |                                |    |       |                |           |         |             |   |         |                 |            |  |            |  |

| LAND DESCRIPTION |          |            |                      |     |     |          |       |                   |             | TOTAL OB/XF              |     |           |        |           |            |                 |       | 9,275 |  |
|------------------|----------|------------|----------------------|-----|-----|----------|-------|-------------------|-------------|--------------------------|-----|-----------|--------|-----------|------------|-----------------|-------|-------|--|
| L N              | USE CODE | CLS        | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH             | TOT LND UTS | UNIT TYPE                | D T | DPHT FACT | % COND | TOT ADJ   | UNIT PRICE | ADJ UNIT PRICE  | LA VA |       |  |
| 1                | 0100     | C          | SFR                  | 100 |     | RSF-1    | 0.00  | 0.00              | 1.00        | LT                       |     | 1.00      | 1.00   | 1.00      | 28,000.00  | 28,000.00       |       |       |  |
|                  |          |            |                      |     |     |          |       |                   |             |                          |     |           |        |           |            |                 |       |       |  |
|                  |          |            |                      |     |     |          |       |                   |             |                          |     |           |        |           |            |                 |       |       |  |
|                  |          |            |                      |     |     |          |       |                   |             |                          |     |           |        |           |            |                 |       |       |  |
|                  |          |            |                      |     |     |          |       |                   |             |                          |     |           |        |           |            |                 |       |       |  |
|                  |          |            |                      |     |     |          |       |                   |             |                          |     |           |        |           |            |                 |       |       |  |
|                  |          |            |                      |     |     |          |       |                   |             |                          |     |           |        |           |            |                 |       |       |  |
| REVIEW DATE      |          | 04/17/2019 |                      | BY  |     | KRBC     |       | Total Acres: 0.50 |             | Total Land Value: 28,000 |     |           |        | Market: 0 |            | Agricultural: 0 |       |       |  |

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|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 3              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 268,234     |        |
| TOTAL MARKET OB/XF VALUE  |  | 9,275       |        |
| TOTAL LAND VALUE - MARKET |  | 28,000      |        |
| TOTAL MARKET VALUE        |  | 305,509     |        |
| SOH/AGL Deduction         |  | 82,447      |        |
| ASSESSED VALUE            |  | 223,062     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 173,062     |        |
| TOTAL JUST VALUE          |  | 305,509     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  |             |        |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 23980      | SFR         | 801 | 12/21/2005 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1337/2550                      | 5/30/2017 | PB U      | I   | 18  |        | 0          |  |
| GRANTOR: CLERK OF COURT        |           |           |     |     |        |            |  |
| GRANTEE: IGDALIA OTEIZA        |           |           |     |     |        |            |  |
| 1237/2420                      | 7/09/2012 | WD Q      | I   | 01  |        | 200,000    |  |
| GRANTOR: JULIAN & CONNIE EADIE |           |           |     |     |        |            |  |
| GRANTEE: JORGE & IGDALIA OTE   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                         |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W16 S28 FGR= S24 E24 N24 W24\$ E24 S6 E9 FOP= S4 E11 N4 W2 N4 W7 S4 W2\$ E2 N4 E7 S4 E11 S6 E15 N37 BAS= N9 W42 D3 R3 S3 D3 R3 E36\$ W36 L3 U3 N3 L3 U3 W7 D3 L3 S3\$. |  |  |  |  |  |  |  |  |  |  |  |  |