



ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
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 05 05

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 1416.0100 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	79,629
FCP	252	25		63	3,895
FOP	210	30		63	3,895
FSP	252	40		101	6,244
FST	84	55		46	2,844

TOTALS 2,086 1,561 96,508

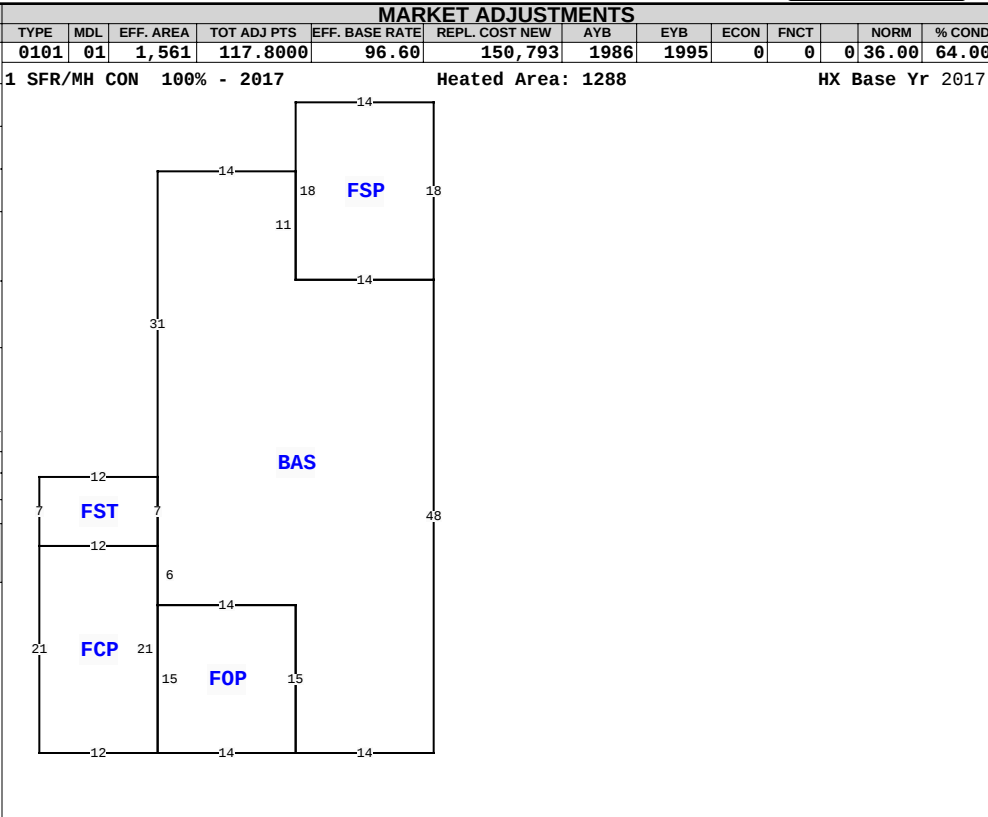
EXTRA FEATURES

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	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	450	
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	

LAND DESCRIPTION

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			0.00	0.00	1.00	LT		1.00	1.00	0.80	22,500.00	18,000.00	18,000							

REVIEW DATE 08/21/2023 BY JB



161 SW WREN CT, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND
0101 01 1,561 117.8000 96.60 150,793 1986 1995 0 0 0 36.00 64.00
1 SFR/MH CON 100% - 2017 Heated Area: 1288 HX Base Yr 2017

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VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	96,508
TOTAL MARKET OB/XF VALUE	1,950
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	116,458
SOH/AGL Deduction	51,554
ASSESSED VALUE	64,904
TOTAL EXEMPTION VALUE	39,904
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	116,458
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1317/0089	5/16/2016	WD	Q	I	01	73,000
GRANTOR: GLENDA GALE WILSON						
GRANTEE: JUSTINA A HOWARTH						
0952/1407	4/30/2002	WD	Q	I		66,000
GRANTOR: LEDA N BIVINS FKA LED						
GRANTEE: GLENDA GALE WILSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S31 FST= W12 S7 E12N7\$ S7 FCP= W12 S21 E12 N21\$ S6
FOP= S15 E14 N15 W14\$ E14 S15 E14 N48 FSP= N18 W14 S18 E14\$
W14 N11\$.