

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN 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
Architectural	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
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NEIGHBORHOOD/LOC	1416.0100	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	129,524
FCP	312	25		78	7,016
FOP	144	30		43	3,868
FST	48	55		26	2,339
UOP	96	20		19	1,709

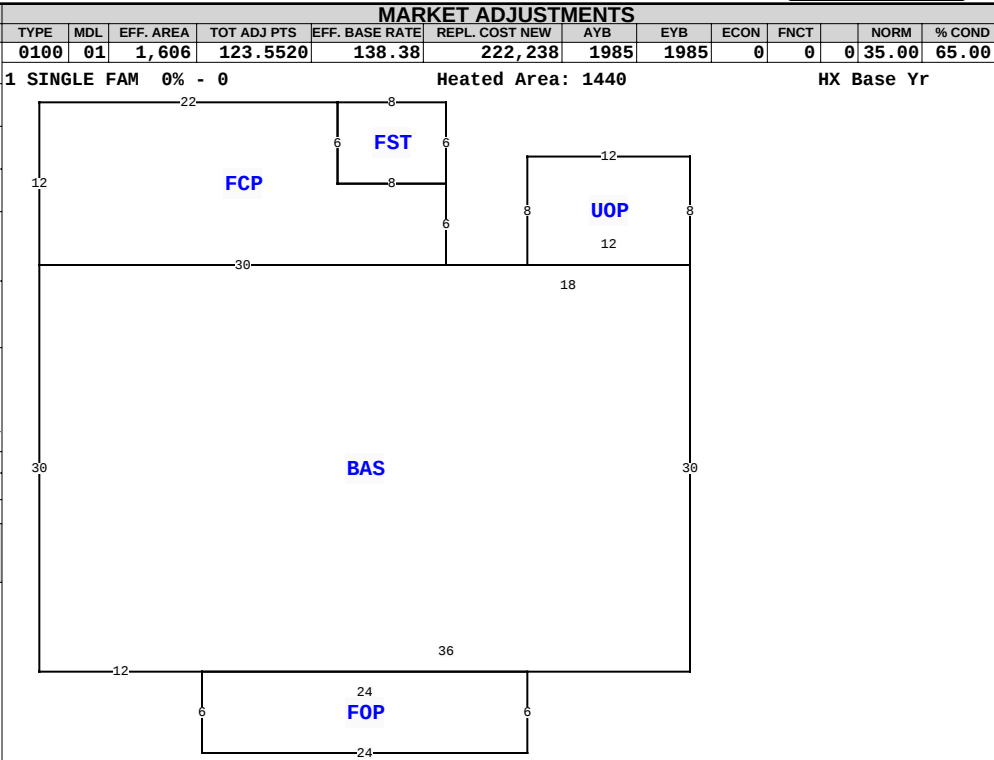
TOTALS	2,040			1,606	144,455
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EXTRA FEATURES

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	550	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	0	8	10	80.00	UT	7.50	7.50	100	1993	1993	3	100	600	
4	0296	SHED METAL	0	0	6	10	60.00	UT	5.00	5.00	100	1993	1993	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	0			0.00	0.00	1.00	LT		1.00	1.00	0.80	22,500.00	18,000.00	18,000							



117 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
0100	01	1,606	123.5520	138.38	222,238	1985	1985	0	0	0 35.00	65.00

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VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		144,455
TOTAL MARKET OB/XF VALUE		2,650
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		165,105
SOH/AGL Deduction		4,145
ASSESSED VALUE		160,960
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		160,960
TOTAL JUST VALUE		165,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		165,105

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042811	Roof Replacement	7,800	09/23/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1331/0589	2/07/2017	WD	U	I	11
					100

GRANTOR: TOM EAGLE									
GRANTEE: EGRET BIRD PROPERTI									
1195/1375	6/02/2010	WD	Q	I	01	85,000			
GRANTOR: JANE D KEITH (BY HER									
GRANTEE: TOM EAGLE									

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N8 W12 S8 E12\$ BAS= W18 FCP= N6 FST= N6 W8 S6 E8\$ W8 N6 W22 S12 E30\$ W30 S30 E12 FOP= S6 E24 N6 W24\$ E36 N30\$.