



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	15	HARDTILE 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
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		07	07		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		06
NEIGHBORHOOD/LOC		23316.030	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,887	100		1,887	209,533
FGR	528	55		290	32,202
FOP	114	30		34	3,775
FOP	144	30		43	4,774
TOTALS		2,673		2,254	250,284

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,254	123.9282	138.80	312,855	2005	2005	0	0	0 20.00	80.00
1 SINGLE FAM		100% - 2020		Heated Area: 1887				HX Base Yr 2020			
				BLD DATE				LGL DATE			
								04/03/2025			
								MLU			

TOTALS		2,673				2,254		250,284		161 NW OMAHA WAY, LAKE CITY					XF DATE				LAND DATE		04/03/2025		MLU	
EXTRA FEATURES										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	1,768.00	UT	2.00	2.00	100	2005	2005	3	100	3,536							
2		0120	CLFENCE 4	0	100	0	0	140.00	UT	6.50	6.50	100	2009	2009	3	100	910							
3		0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200							
4		0031	BARN, MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	14,640							
5		0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200							
6		0214	GRN HOUSE	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500							