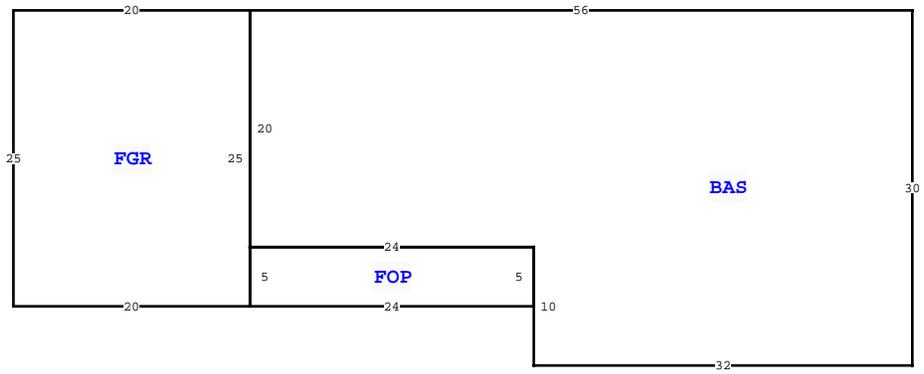




ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1.100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0% - 0									



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	870317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	121,820
FGR	500	55		275	23,264
FOP	120	30		36	3,045
TOTALS	2,060			1,751	148,130

416 SW LAKEVIEW AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

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	400	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	0	10	14	140.00	UT	3.50	3.50	100	1993	1993	3	100	490	
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	

LAND DESCRIPTION TOTAL OB/XF 1,590

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		*RSF-2	0.00	0.00	15,359.00	SF		1.00	1.00	1.00	1.00	1.00	15,359							

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		148,130
TOTAL MARKET OB/XF VALUE		1,590
TOTAL LAND VALUE - MARKET		15,359
TOTAL MARKET VALUE		165,079
SOH/AGL Deduction		0
ASSESSED VALUE		165,079
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		165,079
TOTAL JUST VALUE		165,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,644

SALE:1:1: NO STAMPS ON DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1556/2149	12/19/2025	LE U		I	14	100
GRANTOR: EDWARDS EMMA (ENH LE)						
GRANTEE: EDWARDS ADAM (RMDR)						
1396/1609	10/15/2019	WD U		I	30	100
GRANTOR: ROBERT C EDWARDS						
GRANTEE: EMMA L EDWARDS						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 FGR= W20 S25 E20 N25\$ S20 FOP= S5 E24 N5 W24\$ E24 S10 E32 N30\$.