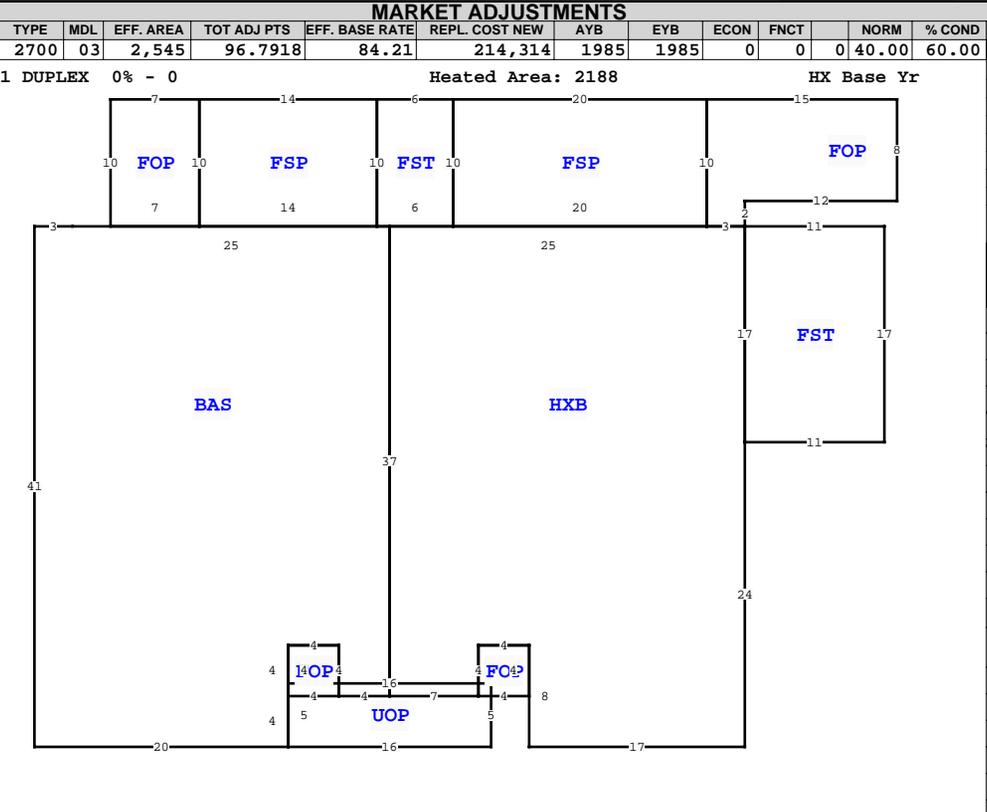


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		128,588
TOTAL MARKET OB/XF VALUE		6,120
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		159,708
SOH/AGL Deduction		0
ASSESSED VALUE		159,708
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		159,708
TOTAL JUST VALUE		159,708
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,340

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,100	100		1,100	55,579
FOP	16	30		5	253
FOP	16	30		5	253
FOP	70	30		21	1,061
FOP	126	30		38	1,920
FSP	140	40		56	2,830
FSP	200	40		80	4,042
FST	60	55		33	1,667
FST	187	55		103	5,204
HXB	1,088	100		1,088	54,972
<b>TOTALS</b>	<b>3,083</b>			<b>2,545</b>	<b>128,588</b>

\*\* This building has 11 Sub-Areas

BLD DATE	LGL DATE	04/14/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054231	Roof Replacement	12,000	10/13/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1259/0380	8/01/2013	PR U		I	19	85,500
GRANTOR: EDWARD R BACHMAN AS P						
GRANTEE: DARRELL W HUNT						
0679/0263	3/20/1989	WD Q		I		75,000
GRANTOR: DAUGHTRY O P						
GRANTEE: NEU DANIEL						

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	0258	PATIO	0	0	0	0	UT	0.00	0.00	100	0	0	3	100	350	
2	0166	CONC, PAVMT	0	0	0	0	UT	0.00	0.00	100	0	0	3	100	1,770	
3	0060	CARPORT F	0	0	27	12	UT	500.00	500.00	100	1993	1993	3	100	1,000	
4	0296	SHED METAL	0	0	0	0	UT	1,200.00	1,200.00	50	2009	2009	3	50	600	
5	0190	FPLC PF	0	0	0	0	UT	1,200.00	1,200.00	100	2009	2009	3	100	2,400	

EXTRA FEATURES		191 SW WREN CT, LAKE CITY	
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BUILDING NOTES	
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**BUILDING DIMENSIONS**  
 BAS= W3 S41 E20 UOP= E16 N5 W16 S5\$ N4 FOP= E4 N4 W4 S4\$ N4 E4 S4 E4 N37 HXB= S37 E7 FOP= E4 N4 W4 S4\$ N4 E4 S8 E17 N24 FST= E11 N17 W11 S17\$ N17 FOP= N2 E12 N8 W15 S10 E3\$ W3 FSP= N10 W20 FST= W6 FSP= W14 FOP= W7 S10 E7 N10\$ S10 E14 N10\$ S10 E6 N10\$ S10 E20\$ W25\$ W25\$.

LAND DESCRIPTION		TOTAL OB/XF 6,120																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0300	C	MULTI-FAM	0		RSF-2	0.00	0.00	0.50	LT		1.00	1.00	1.00	25,000.00	25,000.00	12,500							
2	0300	C	MULTI-FAM	0		RSF-2	0.00	0.00	0.50	LT		1.00	1.00	1.00	25,000.00	25,000.00	12,500							