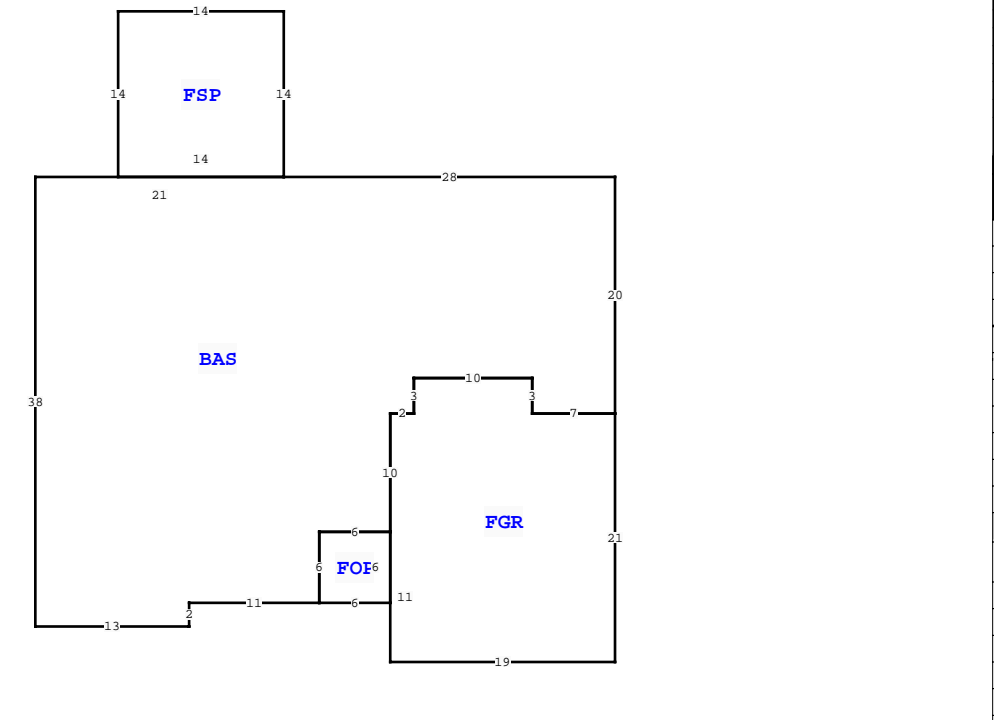


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2025		Heated Area: 1420					HX Base Yr 2025			



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,420	100		1,420	147,762
FGR	429	55		236	24,557
FOP	36	30		11	1,145
FSP	196	40		78	8,116
TOTALS	2,081			1,745	181,581

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
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	100	0	0		1.50	1.50	100	2001	2001	3	100	1,187	
2	0120	CLFENCE	4	0	100	0		6.50	6.50	50	2009	2009	3	50	423	

EXTRA FEATURES																
150 SW FRITZ GLN, LAKE CITY																

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		181,581
TOTAL MARKET OB/XF VALUE		1,610
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		218,191
SOH/AGL Deduction		0
ASSESSED VALUE		218,191
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		166,780
TOTAL JUST VALUE		218,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046929	Roof Replacement	13,265	04/11/2023
17725	SFR	263	12/11/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1525/1453	10/18/2024	WD Q	Q	I	01	289,000
GRANTOR: DRAWDY LINDSEY B						
1317/0414	6/20/2016	WD Q	Q	I	01	139,000
GRANTOR: MARJORIE N HERRIN						
GRANTEE: LINDSEY B DRAWDY						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W28 FSP= N14 W14 S14 E14\$ W21 S38 E13 N2 E11 FOP= E6 N6 W6 S6\$ N6 E6 FGR= S11 E19 N21 W7 N3 W10 S3 W2 S10 \$ N10 E2 N3 E10 S3 E7 N20\$.																

LAND DESCRIPTION																								
TOTAL OB/XF 1,610																								
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							