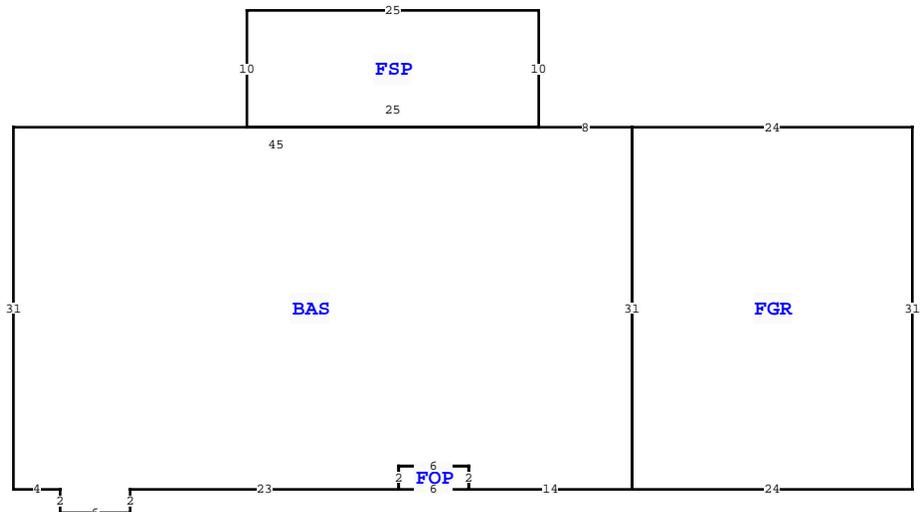


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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	

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%	- 2000								
Heated Area: 1643						HX Base Yr 2000					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,643	100		1,643	135,576
FGR	744	55		409	33,750
FOP	12	30		4	330
FSP	250	40		100	8,252
<b>TOTALS</b>	<b>2,649</b>			<b>2,156</b>	<b>177,908</b>

257 SW EDGEWOOD LN, LAKE CITY

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

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	100	15	69	UT	1.40	1.40	100	0	0	3	100	1,449	
2	0296	SHED METAL	0	100	10	16	UT	5.00	5.00	100	1993	1993	3	100	800	
3	0070	CARPORT UF	0	100	12	20	UT	3.00	3.00	100	1993	1993	3	100	720	
4	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2012	2012	3	100	100	
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2012	2012	3	100	400	

TOTAL OB/XF 3,469

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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

VALUATION BY				VALUATION SUMMARY			
Tax Group: 2	Tax Dist:			STANDARD			
BUILDING MARKET VALUE				177,908			
TOTAL MARKET OB/XF VALUE				3,469			
TOTAL LAND VALUE - MARKET				22,500			
TOTAL MARKET VALUE				203,877			
SOH/AGL Deduction				76,179			
ASSESSED VALUE				127,698			
TOTAL EXEMPTION VALUE	13 HX HB			127,698			
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				203,877			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				199,440			
SALE:1:1: LOT 29 EDGEWOOD ESTATES							

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0885/1035	7/29/1999	WD	Q	I		105,500
GRANTOR: KING						
GRANTEE: COHORST'S						
0767/1987	11/20/1992	WD	Q	I		76,500
GRANTOR: JAMES P TAYLOR						
GRANTEE: CLARENCE W KING						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W8 FSP= N10 W25 S10 E25\$ W45 S31 E4 S2 E6 N2 E23 FOP= E6 N2 W6 S2\$ N2 E6 S2 E14 FGR= E24 N31 W24 S31\$ N31\$.	