

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 50
Interior Floor	15	HARDTILE 50
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
Architectual Units	05	CONV 100 0 100
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
0100	01	2,448	120.2850	137.12	335,670	1979	1995	0	0	30.00	70.00

1 SINGLE FAM 0% - 2024 Heated Area: 1800 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		234,969
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		260,969
SOH/AGL Deduction		0
ASSESSED VALUE		260,969
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		260,969
TOTAL JUST VALUE		260,969
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		256,154

QUALITY	DOR CODE	MAP NUM	MKT AREA		
05 05	0100		06		
NEIGHBORHOOD/LOC 7417.0100 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	172,771
FEP	140	80		112	10,750
FEP	240	80		192	18,429
FGR	441	55		243	23,324
FOP	40	30		12	1,152
FOP	80	30		24	2,304
FST	119	55		65	6,239
TOTALS	2,860			2,448	234,969

SALE:1:1: LOT 41 EDGEWOOD ESTATES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26063	ADDN SFR	175	07/26/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/823	2/23/2023	WD Q	Q	I	01	250,000

GRANTOR: MCPEAK DAVID TERRY SR  
GRANTEE: FRENVEY INC  
1377/0796 1/28/2019 WD Q I 01 175,900  
GRANTOR: JOHN & BARBARA SPISIA  
GRANTEE: DAVID TERRY & BARBA

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	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0180	FPLC 1STRY	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0296	SHED METAL	0	0	10	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
4	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
5	0252	LEAN-TO W/	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

166 SW MACKINAW WAY, LAKE CITY

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

TOTAL OB/XF 3,500

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W29 FEP= N10 FOP= E8 N10 W8 S10\$ FEP= N10 W19 S20 E5 N10 E14 \$ W14 S10 E14\$ W29 FST= W17 S7 E17 N7\$ S7 FGR= W17 S21 E21N21 W4\$ E4 S21 E24 FOP= S10E4 N10 W4\$ E4 S10 E26 N38\$.	

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