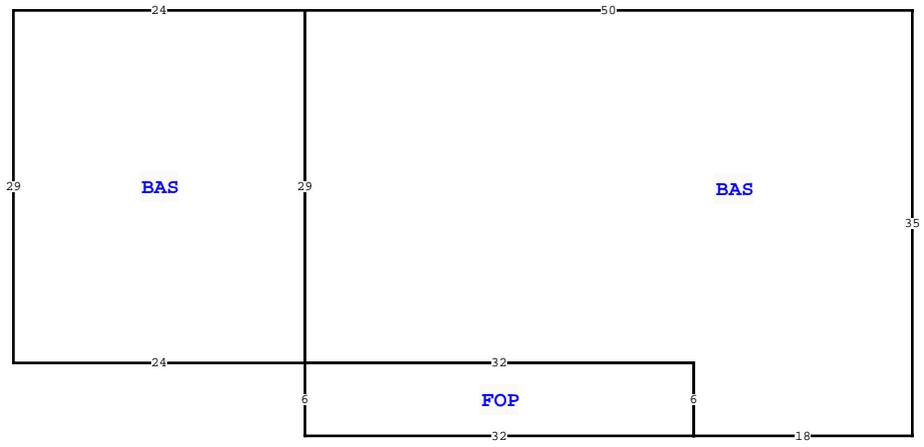


ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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% - 2022									
			Heated Area: 2254				HX Base Yr 2022				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100		696	58,980
BAS	1,558	100		1,558	132,025
FOP	192	30		58	4,915
<b>TOTALS</b>	<b>2,446</b>			<b>2,312</b>	<b>195,920</b>

EXTRA FEATURES

180 SW BLAINE CT, LAKE CITY

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	1.00	UT	0.00	100	1993	1993	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	0	0	3	100	2,000	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	100	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION TOTAL OB/XF 3,200

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		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		195,920
TOTAL MARKET OB/XF VALUE		3,200
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		221,620
SOH/AGL Deduction		45,327
ASSESSED VALUE		176,293
TOTAL EXEMPTION VALUE	HX HB 13	176,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		221,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,155

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055417	Remodel	10,474	04/03/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1440/382	6/17/2021	QC	U	I	11	100
GRANTOR: SCHULZ RYAN M						
GRANTEE: DAVENPORT STEVEN DO						
1122/2282	6/20/2007	WD	Q	I		150,000
GRANTOR: CHRISTINE SPIEGLER						
GRANTEE: RYAN & AMANDA SCHUL						

BUILDING NOTES

BUILDING DIMENSIONS  
BAS= W50 BAS= W24 S29 E24 N29\$ S29 FOP= S6 E32 N6 W32\$ E32 S6 E18 N35\$.