

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	15	HARDTILE	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
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	11416.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,460	100	
FGR	460	55	
FOP	56	30	
FOP	240	30	
TOTALS	2,216		
		1,802	157,707

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,802	115.1500	131.27	236,549	1994	1994	0	0	33.33	66.67		
1 SINGLE FAM 0% - 2026 Heated Area: 1460 HX Base Yr													

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		157,707
TOTAL MARKET OB/XF VALUE		3,990
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		196,697
SOH/AGL Deduction		0
ASSESSED VALUE		196,697
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		196,697
TOTAL JUST VALUE		196,697
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055514	Right-of-Way Acce		04/17/2026
7839	SFR	43,000	11/30/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/2197	2/27/2026	WD Q	Q	I	01	289,900

GRANTOR: FRAZIER HOLLY  
GRANTEE: MCDANIEL ANTHONY  
1541/2140 6/04/2025 PB U I 18 0  
GRANTOR: CLERK OF COURT (BRUNE)  
GRANTEE: FRAZIER HOLLY

EXTRA FEATURES		253 SW EDNA CT, LAKE CITY	
L	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	1.50
2	0120	CLFENCE 4	4.50

TOTAL OB/XF														3,990		
L	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	1,760.00	UT	1.50	1.50	100	0	0	3	100	2,640	
2	0120	CLFENCE 4	0	0	0	300.00	UT	4.50	4.50	100	1994	1994	3	100	1,350	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W8 FOP= N12 W20 S12 E20\$ W38 FGR= W20 S23 E20 N23\$ S32 E2 S2 E11 N2 E3 FOP= E14 N4 W14 S4\$ N4 E14 S4 E3 S2 E11N2 E2 N32\$.	

LAND DESCRIPTION		TOTAL OB/XF 3,990																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT 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	35,000.00	35,000.00	35,000							