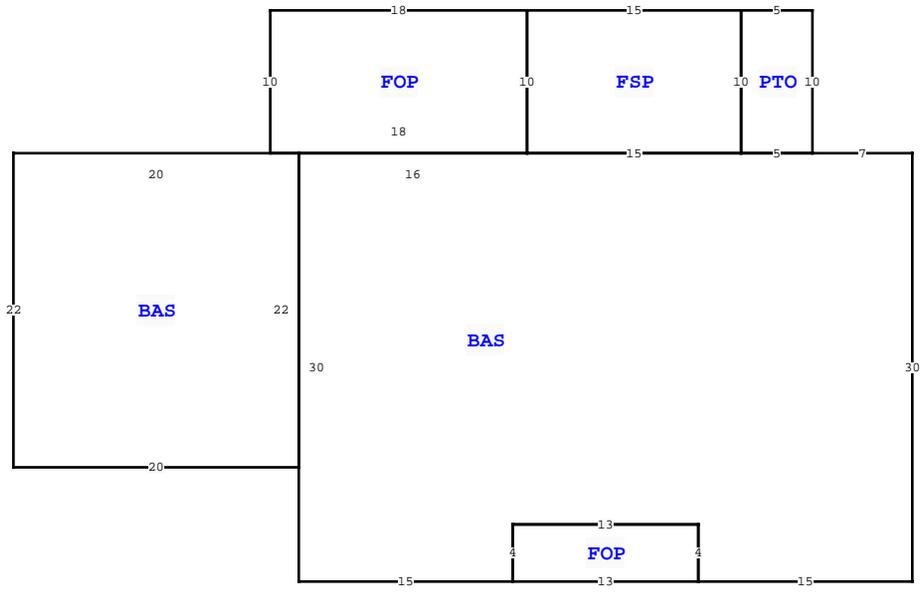


ELEMENT		CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	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	440	100	
BAS	1,238	100	
FOP	52	30	
FOP	180	30	
FSP	150	40	
PTO	50	5	
TOTALS	2,110		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,810	114.2000	127.90	231,499	1993	1993	0	0	34.40	65.60
1 SINGLE FAM 100% - 2023 Heated Area: 1678 HX Base Yr 2023											



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		151,863
TOTAL MARKET OB/XF VALUE		38,804
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		225,667
SOH/AGL Deduction		4,902
ASSESSED VALUE		220,765
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		169,354
TOTAL JUST VALUE		225,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10033	POOL	85	08/03/1995
7690	SFR	31,000	10/14/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1436/1644	3/12/2021	WD U	I	I	11	100
GRANTOR: NESMITH SHELIA L FKA						
GRANTEE: FILLYAW RYAN						
1432/2007	3/12/2021	WD Q	I	I	01	185,000
GRANTOR: NESMITH SHEILA L						
GRANTEE: FILLYAW RYAN						

EXTRA FEATURES		275 SW EDNA CT, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100 0 0
2	0280	POOL R/CON	0 100 32 16
3	0166	CONC, PAVMT	0 100 0 0
4	0120	CLFENCE 4	0 100 0 0
5	0294	SHED WOOD/	0 100 0 0
6	0169	FENCE/WOOD	0 100 0 0
7	0030	BARN, MT	0 100 20 44
8	0060	CARPORT F	0 100 22 36

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			1,216.00	UT	1.50	1.50	100	0	0	3	100	1,824	
2	0280	POOL R/CON	0 100 32 16			512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
3	0166	CONC, PAVMT	0 100 0 0			500.00	UT	1.50	1.50	100	1994	1994	3	100	750	
4	0120	CLFENCE 4	0 100 0 0			300.00	UT	4.50	4.50	100	1993	1993	3	100	1,350	
5	0294	SHED WOOD/	0 100 0 0			1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
6	0169	FENCE/WOOD	0 100 0 0			1.00	UT	0.00	0.00	100	2019	2019	3	100	1,000	
7	0030	BARN, MT	0 100 20 44			1.00	UT	13,200.00	13,200.00	100	2024	2023		100	13,200	
8	0060	CARPORT F	0 100 22 36			1.00	UT	5,544.00	5,544.00	100	2024	2023		100	5,544	
TOTAL OB/XF 38,804																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W7 PTO= N10 W5 S10 E5\$ W5 FSP= N10 W15 S10 E15 \$ W15 FOP= N10 W18 S10 E18\$ W16 BAS= W20 S22 E20 N22\$ S30 E15 FOP= E13 N4 W13 S4\$ N4 E13 S4 E15 N30\$.	

LAND DESCRIPTION		TOTAL OB/XF 38,804																						
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	35,000.00	35,000.00	35,000							