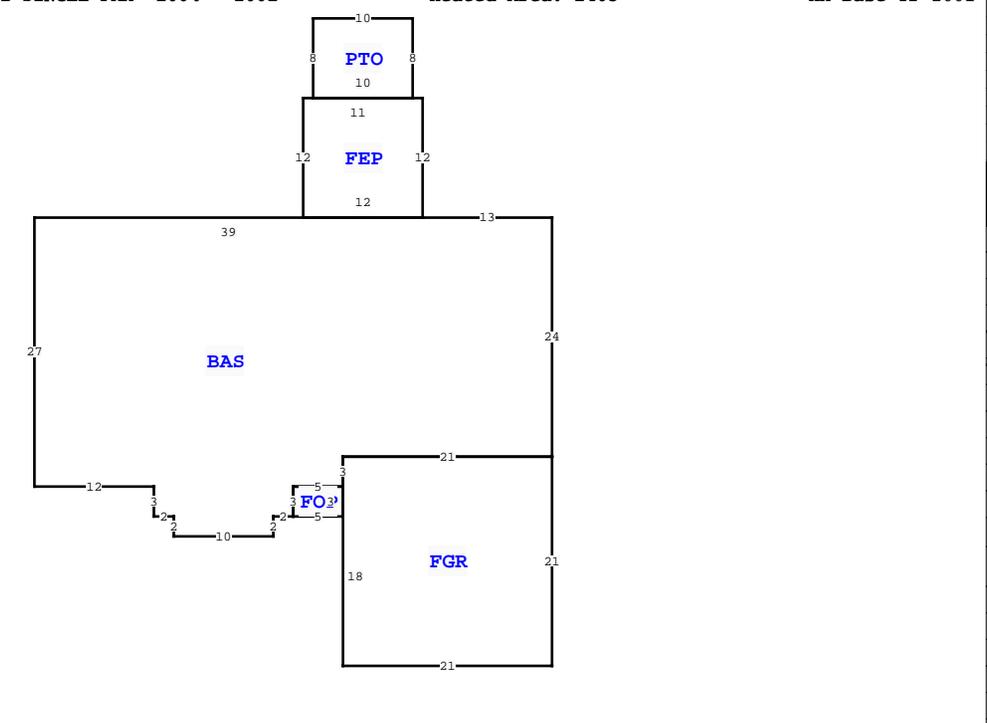


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 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	1,769	118.6000	132.83	234,976	1993	1993	0	0	32.00	68.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,403	100		1,403	126,725
FEP	144	80		115	10,387
FGR	441	55		243	21,949
FOP	15	30		4	361
PTO	80	5		4	361
TOTALS	2,083			1,769	159,784

MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	11416.040	1.00/

BLD DATE	LGL DATE	04/03/2025	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0.00	100	0	0	3	100	1,677	
2	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	100	1993	1993	3	100	240	
3	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
4	0120	CLFENCE 4	0	100	0	0	500.00	UT	4.50	4.50	100	1993	1993	3	100	2,250	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	600	

EXTRA FEATURES																
176 SW EDNA CT, LAKE CITY																
TOTAL OB/XF 5,667																

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							

LAND DESCRIPTION																								
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VALUATION BY				STANDARD
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE				159,784
TOTAL MARKET OB/XF VALUE				5,667
TOTAL LAND VALUE - MARKET				35,000
TOTAL MARKET VALUE				200,451
SOH/AGL Deduction				72,819
ASSESSED VALUE				127,632
TOTAL EXEMPTION VALUE	HX HB			51,411
BASE TAXABLE VALUE				76,221
TOTAL JUST VALUE				200,451
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				202,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048773	Roof Replacement	5,800	12/04/2023
7458	SFR	33,000	08/05/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1550/1432	9/23/2025	LE	U	I	14	100
GRANTOR: CASLIN JANICE L (ENH)						
GRANTEE: CASLIN TREVOR R (RM)						
1268/2731	1/25/2014	QC	U	I	11	100
GRANTOR: EDWARD CASLIN						
GRANTEE: JANICE CASLIN						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W13 FEP= N12 W1 PTO= N8 W10 S8 E10\$ W11 S12 E12\$ W39 S27 E12 S3 E2 S2 E10 N2 E2FOP= E5 N3 W5 S3\$ N3 E5 FGR= S18 E21 N21 W21 S3\$ N3 E21 N24\$.																