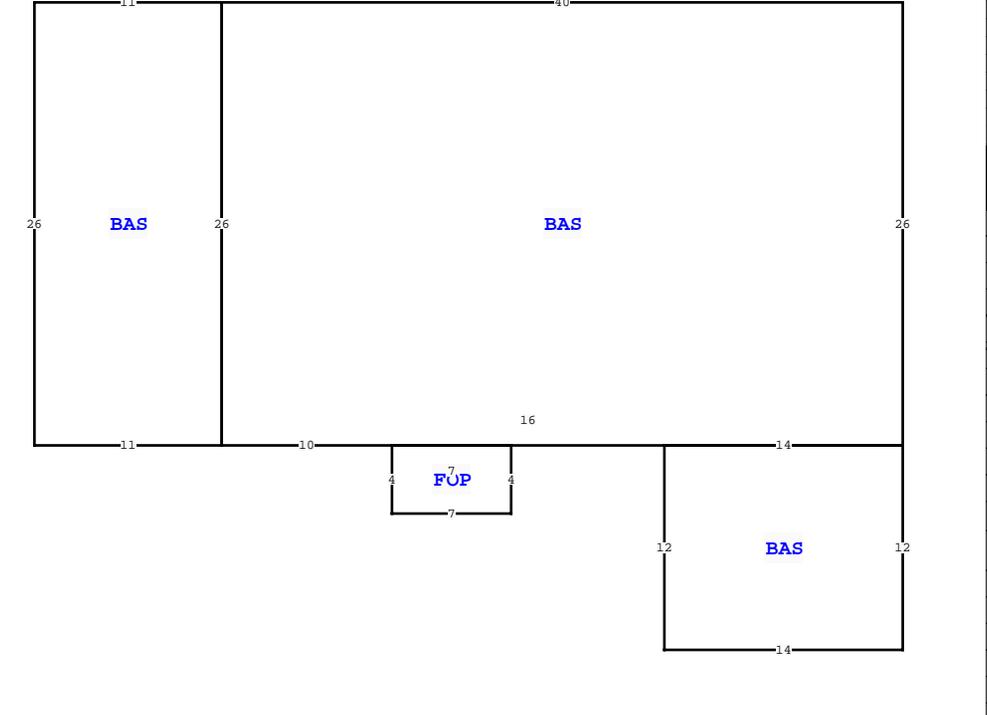


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	20416.010	1.00/

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,502	117.0180	131.06	196,852	1980	1980	0	0	35.00	65.00



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		127,954
TOTAL MARKET OB/XF VALUE		1,440
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		155,394
SOH/AGL Deduction		72,567
ASSESSED VALUE		82,827
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		31,416
TOTAL JUST VALUE		155,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,394

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	14,312
BAS	286	100		286	24,364
BAS	1,040	100		1,040	88,596
FOP	28	30		8	681
TOTALS	1,522			1,502	127,954

174 SW SHADY OAK WAY, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/08/2025 MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27787	REMODEL	180	05/04/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0588/0568	7/01/1986	QC	Q	I		33,000
GRANTOR:						
GRANTEE:						
0472/0423	7/01/1981	WD	Q	I		31,000
GRANTOR:						
GRANTEE:						

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	0	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	100	10	12		9.00	9.00	50	2006	2006	3	50	540	
3	0070	CARPORT UF	0	100	0	0		800.00	800.00	100	2025	2024		100	800	

EXTRA FEATURES																
TOTAL OB/XF 1,440																
174 SW SHADY OAK WAY, LAKE CITY																

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W40 BAS= W11 S26 E11 N26\$ S26 E10 FOP= S4 E7 N4 W7\$ E16
BAS= S12 E14 N12 W14\$ E14 N26\$.

LAND DESCRIPTION																								
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	1105.00	210.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							