

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 50			
Interior Floor	15	HARDTILE 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	01	NONE 100			
Stories	1.5	1.5 100			
Architectual Units	05	CONV 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	23316.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,497	100		1,497	145,909
FEP	559	80		447	43,568
FGR	825	55		454	44,250
FOP	36	30		11	1,072
FST	240	55		132	12,865
FUS	1,075	100		1,075	104,777
UST	420	45		189	18,422
TOTALS	4,652			3,805	370,864

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,805	133.8818	149.95	570,560	1989	1989	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 2572 HX Base Yr 2007

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		370,864
TOTAL MARKET OB/XF VALUE		10,358
TOTAL LAND VALUE - MARKET		59,500
TOTAL MARKET VALUE		440,722
SOH/AGL Deduction		131,290
ASSESSED VALUE		309,432
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		258,021
TOTAL JUST VALUE		440,722
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		440,722

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042877	Roof Replacement	13,000	10/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1557/908	12/29/2025	LE	U	I	14	100

GRANTOR: EDWARDS ROBERT (ENH L)
GRANTEE: EDWARDS ADAM (RMDR)
1397/2147 10/16/2019 WD U I 11 0
GRANTOR: EMMA L EDWARDS
GRANTEE: ROBERT C EDWARDS

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	0180	FPLC 1STRY	0	100	0	0	UT	1.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC, PAVMT	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	3,000	
3	0294	SHED WOOD/	0	100	6	8	UT	7.50	7.50	100	1993	1993	3	100	360	
4	0083	DOCK-LAKE	0	100	0	0	UT	11.50	11.50	50	1993	1993	3	30	3,798	
5	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

EXTRA FEATURES		BLD DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
177 NW LAKE VISTA GLN, LAKE CITY				04/03/2025	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
FEP= N13 W43 S13 E43\$ BAS= W43 S26 W6 S17 E21 FOP= E6 N6W6 S6\$ N6 E6 FGR= S12 E33 N25W33 S13\$ N13 E22 N24\$ PTR=E30 FUS= E43 N25 W13 FST= N12 UST= N10 W30 S22 E10 N12 E20\$W20 S12 E20\$ W30 S25\$ W30\$.	

LAND DESCRIPTION		TOTAL OB/XF 10,358																						
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	0133	C	SFR LAKE	100		RSF-2	72.00	0.00	1.00	LT		1.00	1.00	1.70	35,000.00	59,500.00	59,500							