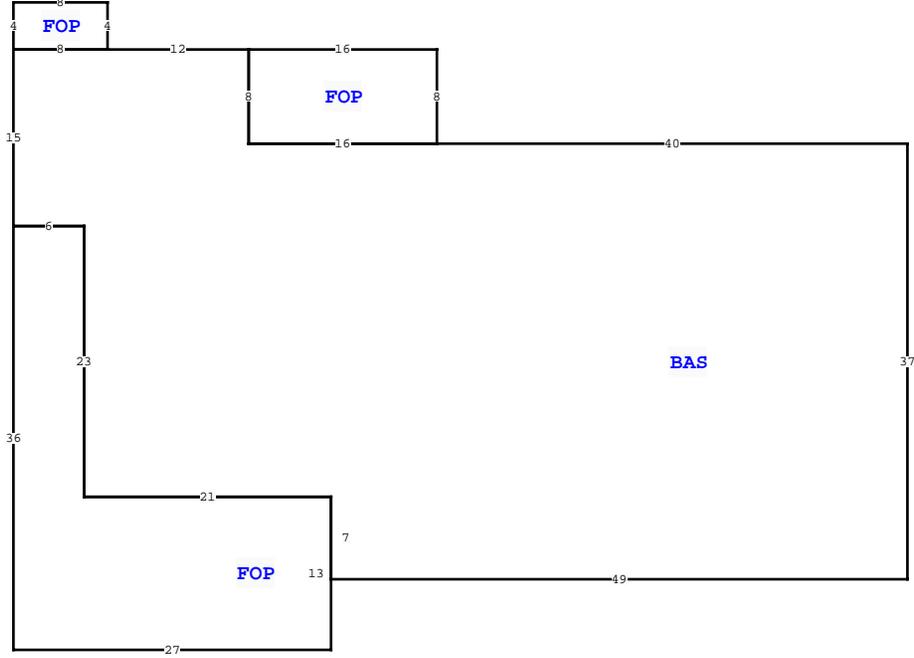


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	29216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,645	100	
FOP	32	30	
FOP	128	30	
FOP	489	30	
TOTALS	3,294		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,840	127.5960	145.46	413,106	2011	2011	0	0	14.00	86.00
1 SINGLE FAM 100% - 2020 Heated Area: 2645 HX Base Yr 2020											



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		355,271
TOTAL MARKET OB/XF VALUE		75,144
TOTAL LAND VALUE - MARKET		69,138
TOTAL MARKET VALUE		439,973
SOH/AGL Deduction		65,504
ASSESSED VALUE		374,469
TOTAL EXEMPTION VALUE	HX HB VX VP	247,246
BASE TAXABLE VALUE		127,223
TOTAL JUST VALUE		499,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		497,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053647	Remodel	46,480	07/23/2025
000048218	Electrical Servic	0	09/20/2023
40471	ELECTRICAL	0	08/28/2020
27989	SFR	928	08/04/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1273	10/11/2024	WD	U	I	11	100
GRANTOR: VRASTIL WILLIAM						
GRANTEE: VRASTIL FAMILY REVO						
1512/1968	4/16/2024	WD	U	I	11	100
GRANTOR: VRASTIL WILLIAM R						
GRANTEE: VRASTIL FAMILY REVO						

EXTRA FEATURES																
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	0020	BARN, FR	0	100	60	60	1.00	UT	0.00	100	2008	2008	3	100	60,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2011	2011	3	100	2,000	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	100	
4	0214	GRN HOUSE	0	100	20	54	1,080.00	UT	3.00	60	2013	2013	3	60	1,944	
5	0040	BARN, POLE	0	100	0	0	1.00	UT	4,500.00	100	2021	2020		100	4,500	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	100	2023	2022		100	1,500	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2024	2023		85	5,100	

TOTAL OB/XF												75,144				
176 NW CAMBRIDGE HILL WAY, LAKE CITY												BLD DATE		LGL DATE		
												XF DATE		LAND DATE		
												INC DATE		AG DATE		

BUILDING NOTES						

BUILDING DIMENSIONS						
BAS= W40 FOP= N8 W16 S8 E16\$ W16 N8 W12 FOP= N4 W8 S4 E8\$ W8S15 FOP= S36 E27 N13 W21 N23 W6\$ E6 S23 E21 S7 E49 N37\$.						

LAND DESCRIPTION												TOTAL OB/XF												75,144				
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		A-3	0.00	0.00	1.02	AC		1.00	1.00	1.00	6,900.00	6,900.00	7,038											
2	6200	A	PASTURE 3	100					9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520											
3	9910	M	MKT. VAL. AG	100					9.00	AC		1.00	1.00	1.00	6,900.00	6,900.00	62,100											