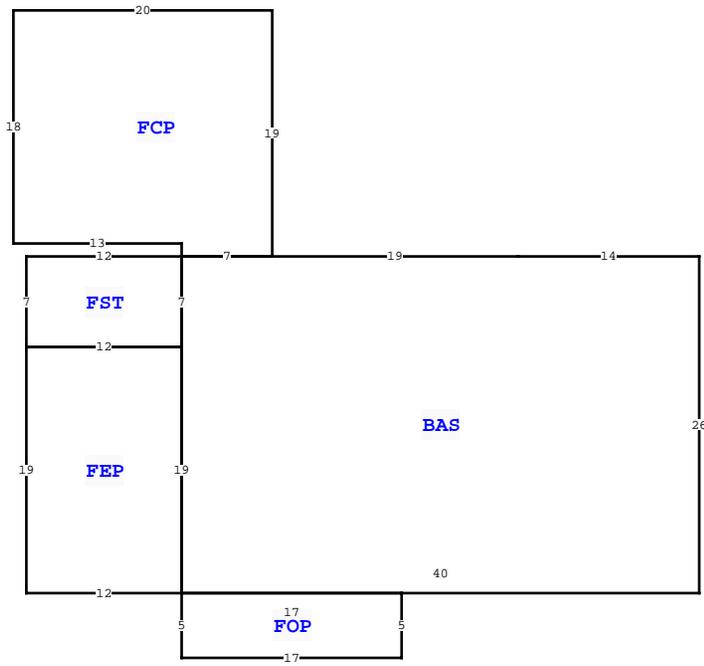


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	15	HARDTILE	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	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	31317.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,040	100	
FCP	367	25	
FEP	228	80	
FOP	85	30	
FST	84	55	
TOTALS	1,804		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025	147.86	204,934	1960	1960	0	0	35.00	65.00
Heated Area: 1040 HX Base Yr 2025											



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 1	STANDARD
BUILDING MARKET VALUE	Tax Dist:	
TOTAL MARKET OB/XF VALUE		133,207
TOTAL LAND VALUE - MARKET		6,733
TOTAL MARKET VALUE		10,635
SOH/AGL Deduction		150,575
ASSESSED VALUE		0
TOTAL EXEMPTION VALUE	HX HB 13	150,575
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		150,575
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1512/1434	4/15/2024	WD	Q	I	01	179,000
GRANTOR: SCHNAPP JOHN E						
GRANTEE: ELDRIDGE JEFFREY M						
1231/1018	3/13/2012	WD	Q	I	01	74,900
GRANTOR: EDWARD & LAUREN SNOW						
GRANTEE: JOHN E SCHNAPP						

EXTRA FEATURES															742 NW RIDGEWOOD AVE, LAKE CITY		
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	600	
2	0120	CLFENCE 4	0	100	0	0	180.00	UT	4.50	4.50	60	1993	1993	3	60	486	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0080	DECKING	0	100	19	19	361.00	UT	6.50	6.50	100	0	0	3	100	2,347	
5	0296	SHED METAL	0	100	10	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	2,000	
TOTAL OB/XF 6,733																	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/27/2022	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W14 W19 FCP= N19 W20 S18 E13S1 E7\$ W7 FST= W12 S7 E12 N7\$S7 FEP= W12 S19 E12 N19\$ S19 FOP= S5 E17 N5W17\$ E40 N26\$.	

LAND DESCRIPTION															TOTAL OB/XF 6,733									
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	11,195.26	SF	1.00	1.00	1.00	0.95	0.95	10,635							