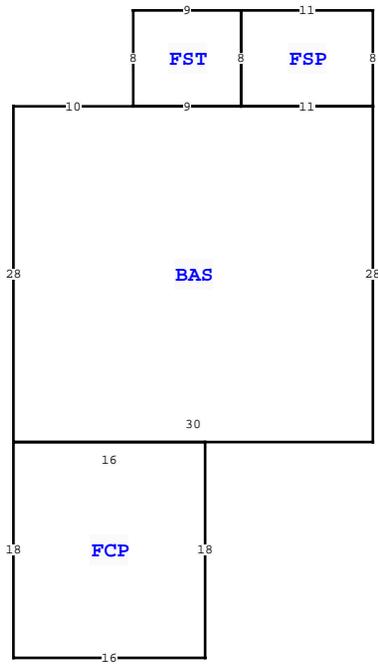


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

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%	- 2026		124,856	1989	1989	0	0	35.00	65.00

Heated Area: 840 HX Base Yr 2026



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	69,069
FCP	288	25		72	5,920
FSP	88	40		35	2,878
FST	72	55		40	3,289
TOTALS	1,288			987	81,156

174 SE JENESE WAY, LAKE CITY

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/21/2023	MLU	

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	1.00	UT	0.00	0.00	100	0	0	3	100	400	

TOTAL OB/XF 400

LAND DESCRIPTION										TOTAL OB/XF														
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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		81,156
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		104,056
SOH/AGL Deduction		0
ASSESSED VALUE		104,056
TOTAL EXEMPTION VALUE	HX HB WX SX	104,056
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		104,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,056

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053712	Remodel	4,010	07/30/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/1989	6/02/2025	LE U	I	I	14	150,000
GRANTOR: BRIDGES LARRY						
GRANTEE: NORRIS MIRIAM MELIN						
1487/1076	3/30/2023	QC U	I	I	11	0
GRANTOR: BRIDGES LARRY						
GRANTEE: BRIDGES LARRY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W10 S28 FCP= S18 E16 N18 W16\$ E30 N28 FSP= N8 W11S8 E11\$ W11 FST= N8 W9 S8 E9\$ W9\$.	