

COMM NW COR OF SW1/4 OF NE1/4, R
TO N R/W OF GRANDVIEW AVE, RUN E
FT FOR POB, CONT E 131.10 FT, N

MILLENIA CAPITAL INC
1474 SW MANDIBA DR
LAKE CITY, FL 32024

2026

06-4S-17-08001-001



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		19	COMMON BRK 100		
Roof Structure		03	GABLE/HIP 100		
Roof Cover		03	COMP SHNGL 100		
Interior Wall		05	DRYWALL 100		
Interior Floor		14	CARPET 90		
Interior Floor		08	SHT VINYL 10		
Air Condition		03	CENTRAL 100		
Heating Type		04	AIR DUCTED 100		
Bedrooms			3 100		
Bathrooms			2 100		
Frame		01	NONE 100		
Stories		1.	1. 100		
Architectual Units		05	CONV 100 0 100		
Condition Adj		02	02 100		
Kitchen Adjus		01	01 100		
Quality		05	05		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		06
NEIGHBORHOOD/LOC		6417.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,990	100		1,990	44,285
FCP	420	25		105	2,337
FOP	105	30		32	712
FST	121	55		67	1,491
TOTALS	2,636			2,194	48,825

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,194	99.3474	111.27	244,126	1977	1977	10	0	40	35.00	20.00

1 SINGLE FAM 0% - 2021

Heated Area: 1990

HX Base Yr