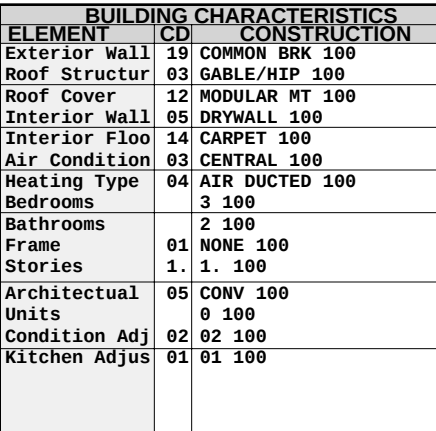


LAINIO JAMES EDWARD/LAINIO LORA JO
2860 SW MAIN BLVD
LAKE CITY, FL 32025

08-4S-17-08203-002



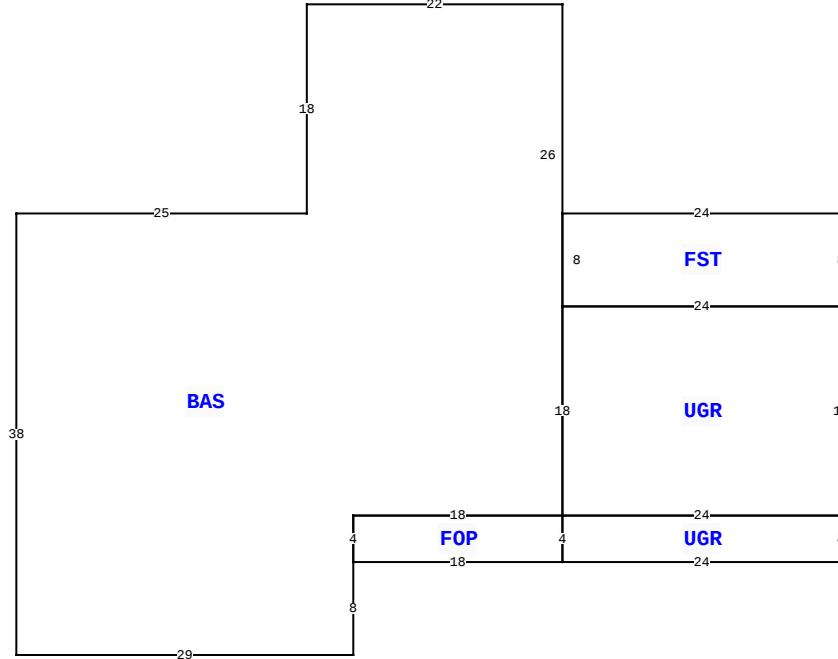
Quality		04 04			
DOR CODE		0100 SINGLE FAMILY			
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC		8417.0200		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,966	100		1,966	140,070
FOP	72	30		22	1,567
FST	192	55		106	7,552
UGR	96	45		43	3,063
UGR	432	45		194	13,822
TOTALS	2,758			2,331	166,076

EXTRA FEATURES						
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W
1	0180	FPLC 1STRY	0	100	0	0
2	0011	BARN, BLK A	0	100	20	34
3	0031	BARN, MT AE	0	100	24	35
4	0166	CONC, PAVMT	0	100	92	16
5	0120	CLFENCE 4	0	100	0	0
6	0031	BARN, MT AE	0	100	0	0

[illegible]

REVIEW DATE	02/15/2023	BY	TW
-------------	------------	----	----

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,331	97.8633	109.61	255,501	1959	1959	0	0	0	35.00	65.00
1 SINGLE FAM 100% - 2023					Heated Area: 1966				HX Base Yr 2023			



2860 SW MAIN BLVD, LAKE CITY	BLD DATE		LGL DATE	04/11/2024	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

[illegible]

VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		166,076
TOTAL MARKET OB/XF VALUE		17,130
TOTAL LAND VALUE - MARKET		51,714
TOTAL MARKET VALUE		234,920
SOH/AGL Deduction		134,688
ASSESSED VALUE		100,232
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		44,510
TOTAL JUST VALUE		234,920
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		234,920

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046482	Electrical Servic	0	02/08/2023
000044553	Storage Building	17,400	05/27/2022
000044183	Roof Replacement	21,892	04/14/2022
000042318	Remodel	1,000	07/13/2021

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1522/2062	8/23/2024	QC	U	I	11	100
GRANTOR: LAINIO JAMES						
GRANTEE: LAINIO JAMES EDWARD						
1075/0100	2/22/2006	WD	Q	I		270,000
GRANTOR: J RICHARD SMITH						
GRANTEE: JAMES AND CHUN LAIN						

BAS= W22 S18 W25 S38 E29 N8 FOP= E18 N4 W18 S4\$ N4 E18 UGR=
S4 E24 N4 W24\$ UGR= E24N18 W24 S18\$ N18 FST= E24 N8 W24 S8\$
N26\$.

[illegible]

REVIEW DATE	02/15/2023	BY	TW	Total Acres: 1.06	Total Land Value: 51,714	Market: 0	Agricultural: 0	Common: 51,714	PRINTED 11/19/2025 BY SYS
-------------	------------	----	----	-------------------	--------------------------	-----------	-----------------	----------------	---------------------------