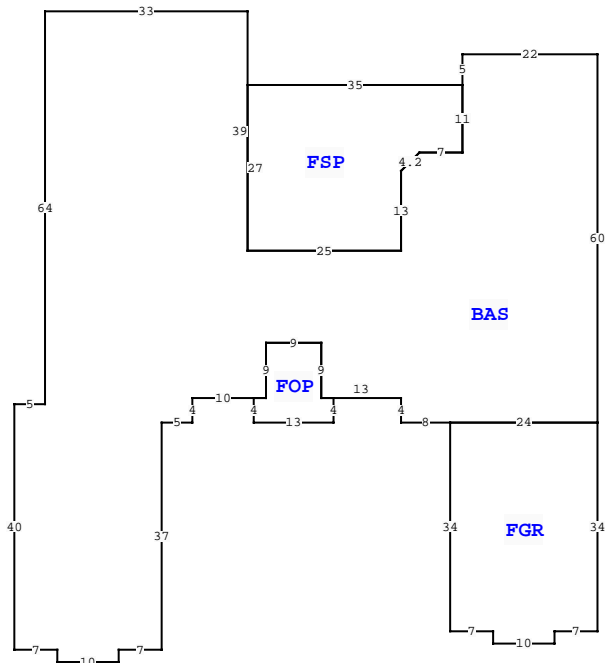


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architctual Units	05	CONV	100
		0	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	18517.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	5,373	100	
FGR	836	55	
FOP	133	30	
FSP	790	40	
TOTALS	7,132		
		6,189	748,008

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%	- 2019								
Heated Area: 5373						HX Base Yr 2019					



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		748,008
TOTAL MARKET OB/XF VALUE		6,748
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		864,756
SOH/AGL Deduction		264,880
ASSESSED VALUE		599,876
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		549,154
TOTAL JUST VALUE		864,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		877,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043973	Solar Power Syste	43,340	03/21/2022
36319	SFR	2,339	02/13/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1348/1482	11/21/2017	WD Q	Q	V	03	42,500

GRANTOR: OAKES OF LAKE CITY LL
GRANTEE: LARRY H ALCORN & PA

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	0166	CONC, PAVMT	0	100	0	3,374.00	UT	2.00	2.00	100	2018	2018	3	100	6,748	

716 SW MANDIBA DR, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
05/14/2024 MLU

BUILDING NOTES														

BUILDING DIMENSIONS
BAS= W22 S5 FSP= W35 S27 E25 N13 R3 U3 E7 N11 S11 W7 D3
L3 S13 W25 N39 W33 S64 W5 S40 E7 S2 E10 N2 E7 N37 E5 N4 E10
FOP= S4 E13 N4 W2 N9 W9 S9 W2 S E2 N9 E9 S9 E13 S4 E8 FGR= S34
E7 S2 E10 N2 E7 N34 W24 S E24 N60 S.

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							
2	0000	C	VAC RES	100		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							