

SAYLOR JUSTIN R/SAYLOR BRIDGETT WATTS
264 SW RANDALL TER
LAKE CITY, FL 32024

25-4S-16-03153-032

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19	COMMON BRK 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LAM/VNLPLK 70			
Interior Floo	15	HARDTILE 30			
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	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	25416.040 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	19,424
BAS	656	100		656	66,366
BAS	1,891	100		1,891	191,309
FOP	192	30		58	5,868
FSP	464	40		186	18,818
TOTALS	3,395			2,983	301,784

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,983	112.9080	126.46	377,230	1978	2005	0	0	0 20.00	80.00	

1 SINGLE FAM 0% - 2024

Heated Area: 2739

HX Base Yr

The floor plan shows a complex layout with several rooms and outdoor spaces. Key features include:

- FSP (Front Porch)**: Located at the top left, measuring 29' x 16'.
- BAS (Backyard Area)**: A large central area measuring 28' x 29'.
- FOP (Front Porch)**: Located at the bottom center, measuring 24' x 8'.
- Other Areas**: Various smaller sections labeled BAS, FSP, and FOP are scattered throughout the plan, with dimensions like 16', 12', 4', 19', 21', 5', 8', 31', 24', and 29'.

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		301,784	
TOTAL MARKET OB/XF VALUE		38,522	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		362,806	
SOH/AGL Deduction		0	
ASSESSED VALUE		362,806	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		362,806	
TOTAL JUST VALUE		362,806	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		366,878	

LAND:1:1: 0.67 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047618	Roof Replacement	16,000	07/07/2023
27693	MAINT/ALTR	25	03/17/2009
16627	POOL	185	02/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/1219	9/18/2023	WD	Q	I	01	465,000

GRANTOR:BRYANT JERRY WALLACE

GRANTEE:SAYLOR JUSTIN R

1300/0277 8/20/2015 WD U I 11 100

GRANTOR:JERRY ALVIN BRYANT

GRANTEE:JERRY ALVIN BRYANT

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	0	13	31	403.00	UT	70.00	100	2000	2000	3	40	11,284	
3	0282	POOL ENCL	0	0	0	1,280.00	UT	15.00	15.00	100	2000	2000	3	40	7,680	
4	0210	GARAGE U	0	0	24	30	720.00	UT	12.00	100	2000	2000	3	100	8,640	
5	0166	CONC, PAVMT	0	0	12	18	216.00	UT	2.00	100	1993	1993	3	100	432	
6	0166	CONC, PAVMT	0	0	10	32	320.00	UT	2.00	100	1993	1993	3	100	640	
7	0294	SHED WOOD/	0	0	8	14	112.00	UT	7.50	100	1993	1993	3	100	840	
8	0166	CONC, PAVMT	0	0	16	16	576.00	UT	2.00	70	1993	1993	3	70	806	
9	0070	CARPORT UF	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	
10	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	

LAND DESCRIPTION													TOTAL OB/XF				32,822			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE					

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