

LOT 9 BLOCK B BELLAIRE S/D.  
453-302, WD 1019-1553, WD 1099-1

SADLER KIAN R  
795 SE DEFENDER DR  
LAKE CITY, FL 32025

2026

34-3S-17-06989-009



| BUILDING CHARACTERISTICS |                  |                    |          |              |                      |
|--------------------------|------------------|--------------------|----------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION       |          |              |                      |
| Exterior Wall            | 15               | CONC BLOCK 100     |          |              |                      |
| Roof Structur            | 08               | IRREGULAR 100      |          |              |                      |
| Roof Cover               | 14               | PREFIN MT 100      |          |              |                      |
| Interior Wall            | 05               | DRYWALL 100        |          |              |                      |
| Interior Floo            | 14               | CARPET 60          |          |              |                      |
| Interior Floo            | 08               | SHT VINYL 40       |          |              |                      |
| Air Condition            | 03               | CENTRAL 100        |          |              |                      |
| Heating Type             | 04               | AIR DUCTED 100     |          |              |                      |
| Bedrooms                 |                  | 3 100              |          |              |                      |
| Bathrooms                |                  | 1.5 100            |          |              |                      |
| 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             |          |              |                      |
| Quality                  |                  | 05 05              |          |              |                      |
| DOR CODE                 |                  | 0100 SINGLE FAMILY |          |              |                      |
| MAP NUM                  |                  |                    | MKT AREA | 06           |                      |
| NEIGHBORHOOD/LOC         |                  | 34317.020          | 1.00/    |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE        | YEAR     | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,568            | 100                |          | 1,568        | 136,461              |
| FOP                      | 60               | 30                 |          | 18           | 1,567                |
| TOTALS                   | 1,628            |                    |          | 1,586        | 138,028              |

| MARKET ADJUSTMENTS                                  |     |           |             |                |                |      |      |      |      |   |       |        |  |
|-----------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0100                                                | 01  | 1,586     | 119.5440    | 133.89         | 212,350        | 1973 | 1973 | 0    | 0    | 0 | 35.00 | 65.00  |  |
| 1 SINGLE FAM 0% - 2024 Heated Area: 1568 HX Base Yr |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                                     |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 795 SE DEFENDER DR, LAKE CITY                       |     |           |             |                |                |      |      |      |      |   |       |        |  |
| BLD DATE: 04/21/2023 MLU                            |     |           |             |                |                |      |      |      |      |   |       |        |  |

| EXTRA FEATURES |            |             |     |     |   |    | 795 SE DEFENDER DR, LAKE CITY |    |          |                | INC DATE  |         |             |   | AG DATE |                 |       |
|----------------|------------|-------------|-----|-----|---|----|-------------------------------|----|----------|----------------|-----------|---------|-------------|---|---------|-----------------|-------|
| 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   | 0   | 0 | 0  | 1.00                          | UT | 1,000.00 | 1,000.00       | 50        | 0       | 0           | 3 | 50      | 500             |       |
| 2              | 0296       | SHED METAL  | 0   | 0   | 8 | 10 | 1.00                          | UT | 1,000.00 | 1,000.00       | 20        | 1993    | 1993        | 3 | 20      | 200             |       |
| 3              | 0120       | CLFENCE 4   | 0   | 0   | 0 | 0  | 1.00                          | UT | 900.00   | 900.00         | 100       | 2023    | 2022        |   | 100     | 900             |       |
|                |            |             |     |     |   |    |                               |    |          |                |           |         |             |   |         |                 |       |
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