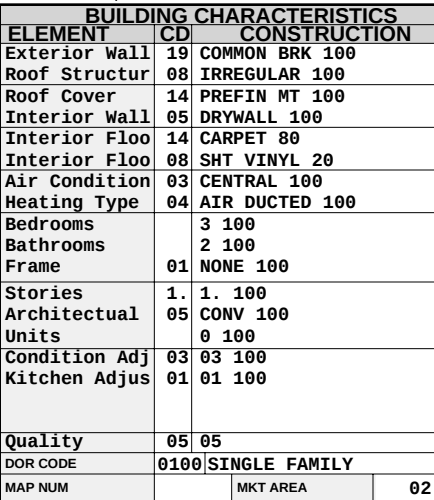
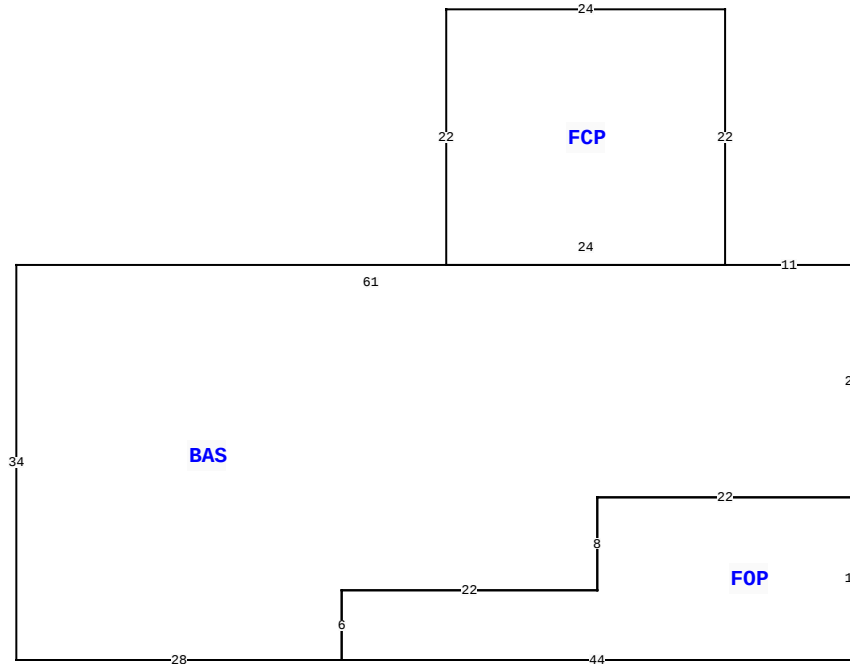


**BILBRAY LARRY/BILBRAY DIANE**  
12686 S US HIGHWAY 441  
LAKE CITY, FL 32025-2691

**34-5S-17-09499-000**



| MARKET ADJUSTMENTS |     |             |             |                   |                |      |      |                 |      |      |        |       |
|--------------------|-----|-------------|-------------|-------------------|----------------|------|------|-----------------|------|------|--------|-------|
| TYPE               | MDL | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB  | EYB  | ECON            | FNCT | NORM | % COND |       |
| 0100               | 01  | 2,272       | 121.3740    | 135.94            | 308,856        | 1971 | 1971 | 0               | 0    | 0    | 35.00  | 65.00 |
| 1 SINGLE FAM       |     | 100% - 2020 |             | Heated Area: 2008 |                |      |      | HX Base Yr 2020 |      |      |        |       |



| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,008            | 100         |      | 2,008        | 177,429              |
| FCP       | 528              | 25          |      | 132          | 11,664               |
| FOP       | 440              | 30          |      | 132          | 11,664               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 2,976 |  |  | 2,272 | 200,756 |
|--------|-------|--|--|-------|---------|

12686 S US HIGHWAY 441 , LAKE CITY

[illegible]

## TOTAL OB/XF

[illegible]

|             |            |    |    |                   |                          |           |                 |                |                           |
|-------------|------------|----|----|-------------------|--------------------------|-----------|-----------------|----------------|---------------------------|
| REVIEW DATE | 09/17/2021 | BY | JB | Total Acres: 5.00 | Total Land Value: 50,000 | Market: 0 | Agricultural: 0 | Common: 50,000 | PRINTED 11/19/2025 BY SYS |
|-------------|------------|----|----|-------------------|--------------------------|-----------|-----------------|----------------|---------------------------|

| VALUATION SUMMARY         |           |          |
|---------------------------|-----------|----------|
| VALUATION BY              |           | STANDARD |
| Tax Group: 3              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 200,756  |
| TOTAL MARKET OB/XF VALUE  |           | 5,550    |
| TOTAL LAND VALUE - MARKET |           | 50,000   |
| TOTAL MARKET VALUE        |           | 256,306  |
| SOH/AGL Deduction         |           | 86,752   |
| ASSESSED VALUE            |           | 169,554  |
| TOTAL EXEMPTION VALUE     | HX HB VX  | 55,722   |
| BASE TAXABLE VALUE        |           | 113,832  |
| TOTAL JUST VALUE          |           | 256,306  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 256,606  |

|                                              |
|----------------------------------------------|
| SALE:1:1: 1/2 UNDIV INT EACH AS REMAINDERMEN |
|----------------------------------------------|

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| 000052153  | Remodel           | 26,882 | 01/27/2025 |
| 000041629  | Electrical Servic | 2,500  | 03/30/2021 |
| 17939      | REMODEL           | 55     | 02/13/2001 |
|            |                   |        |            |
|            |                   |        |            |
|            |                   |        |            |

| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|
| 1398/2376                      | 11/13/2019 | WD           | Q      | I      | 01        | 186,000       |
| GRANTOR: BECKY ANN WITT        |            |              |        |        |           |               |
| GRANTEE: LARRY & DIANE BILBR   |            |              |        |        |           |               |
| 1394/1913                      | 9/16/2019  | QC           | U      | I      | 30        | 100           |
| GRANTOR: BECKY ANN WITT FNA BE |            |              |        |        |           |               |
| GRANTEE: BECKY ANN WITT        |            |              |        |        |           |               |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W11 FCP= N22 W24 S22 E24\$ W61 S34 E28 FOP= E44 N14W22  
S8 W22 S6\$ N6 E22 N8 E22 N20\$.