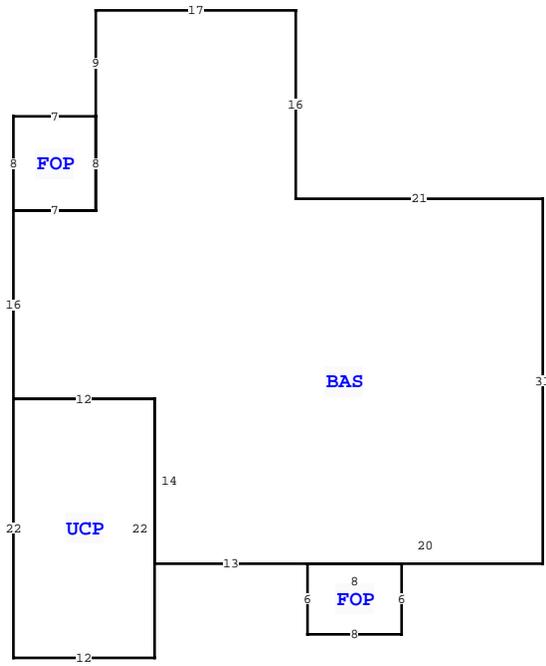


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architactual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025		Heated Area: 1492		HX Base Yr 2026				



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	860317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,492	100		1,492	147,094
FOP	48	30		14	1,380
FOP	56	30		17	1,676
UCP	264	20		53	5,225
TOTALS	1,860			1,576	155,376

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		155,376
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		9,360
TOTAL MARKET VALUE		166,736
SOH/AGL Deduction		23,126
ASSESSED VALUE		143,610
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		87,199
TOTAL JUST VALUE		166,736
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,696

PERMIT NUM	DESCRIPTION	AMT	ISSUED
298	MAINT/ALTR	50	08/14/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1529/941	12/02/2024	WD	U	I	41	215,000
GRANTOR: UNIVERSAL PAINTING FL						
GRANTEE: GRAY BERNARD JR						
1521/1560	8/16/2024	WD	U	I	37	99,000
GRANTOR: HOME DISCOUNTERS LLC						
GRANTEE: UNIVERSAL PAINTING						

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	300.00	300.00	100	1993	1993	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

EXTRA FEATURES		265 NE ANDERSON TER, LAKE CITY	
BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W21 N16 W17 S9 FOP= W7 S8 E7 N8\$ S8 W7 S16 UCP= S22 E12 N22 W12\$ E12 S14 E13 FOP= S6 E8 N6 W8\$ E20 N31\$.	

LAND DESCRIPTION		TOTAL OB/XF 2,000																						
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		*RSF-	304.00	120.00	12,480.00	SF		1.00	1.00	1.00	0.75	0.75	9,360							