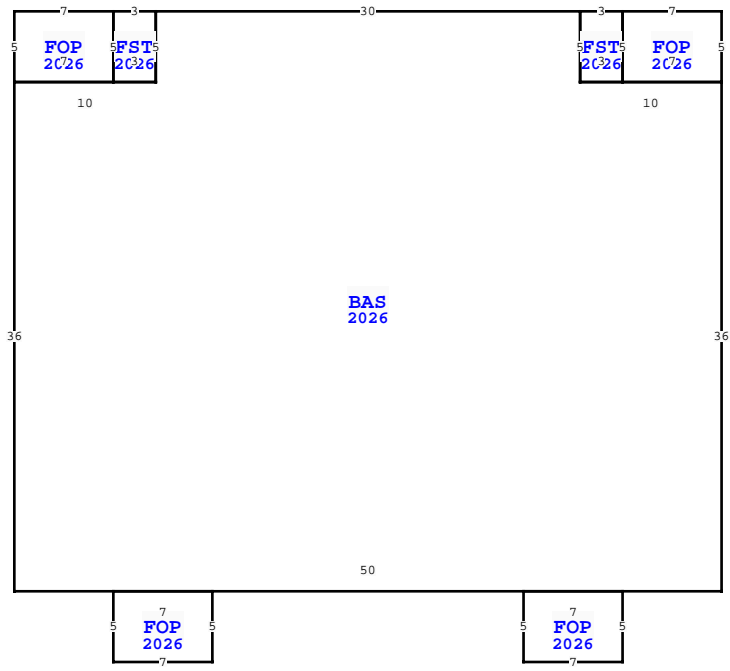


ELEMENT		CD	BUILDING CHARACTERISTICS		
CONSTRUCTION					
Exterior Wall	32	HARDIE BRD	90		
Exterior Wall	19	COMMON BRK	10		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		2	100		
Condition Adj	03	03	100		
Quality	05	05			
DOR CODE	0800	MULTI-FAM <10			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	870317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	2026	1,950	198,257
FOP	35	30	2026	10	1,017
FOP	35	30	2026	10	1,017
FOP	35	30	2026	10	1,017
FOP	35	30	2026	10	1,017
FST	15	55	2026	8	813
FST	15	55	2026	8	813
TOTALS	2,120			2,006	203,950

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLEX	0%	2026								
Heated Area: 1950 HX Base Yr											



VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		203,950
TOTAL MARKET OB/XF VALUE		3,060
TOTAL LAND VALUE - MARKET		26,950
TOTAL MARKET VALUE		233,960
SOH/AGL Deduction		16,709
ASSESSED VALUE		217,251
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		217,251
TOTAL JUST VALUE		233,960
NCON VALUE		207,010
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		9,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24-0192	NEW DUPLEX		04/24/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/1263	3/12/2021	WD	Q	I	01	33,000
GRANTOR: TOWNSEND KENNETH R						
GRANTEE: ABEK PROPERTIES LLC						
0954/2094	5/29/2002	WD	Q	I	01	37,000
GRANTOR: OCWEN FED BANK FSB						
GRANTEE: KENNETH R & KATHIE						

EXTRA FEATURES		740 SE BROWN ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	3.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/12/2026		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2026;ORIG=10,10] S36 E50 N36 W10 N5 W30 S5 W10 \$	
FOP=[YR=2026;ORIG=17,46] S5 E7 N5 W7 \$	
FOP=[YR=2026;ORIG=46,46] S5 E7 N5 W7 \$	
FOP=[YR=2026;ORIG=53,5] S5 E7 N5 W7 \$	
FOP=[YR=2026;ORIG=10,5] S5 E7 N5 W7 \$	
FST=[YR=2026;ORIG=50,5] S5 E3 N5 W3 \$	
FST=[YR=2026;ORIG=17,5] S5 E3 N5 W3 \$	

LAND DESCRIPTION		TOTAL OB/XF 3,060																						
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	0800	C	MULTI-FAM	0		RSF	1100.00	98.00	9,800.00	SF		1.00	1.00	1.00	2.75	2.75	26,950							