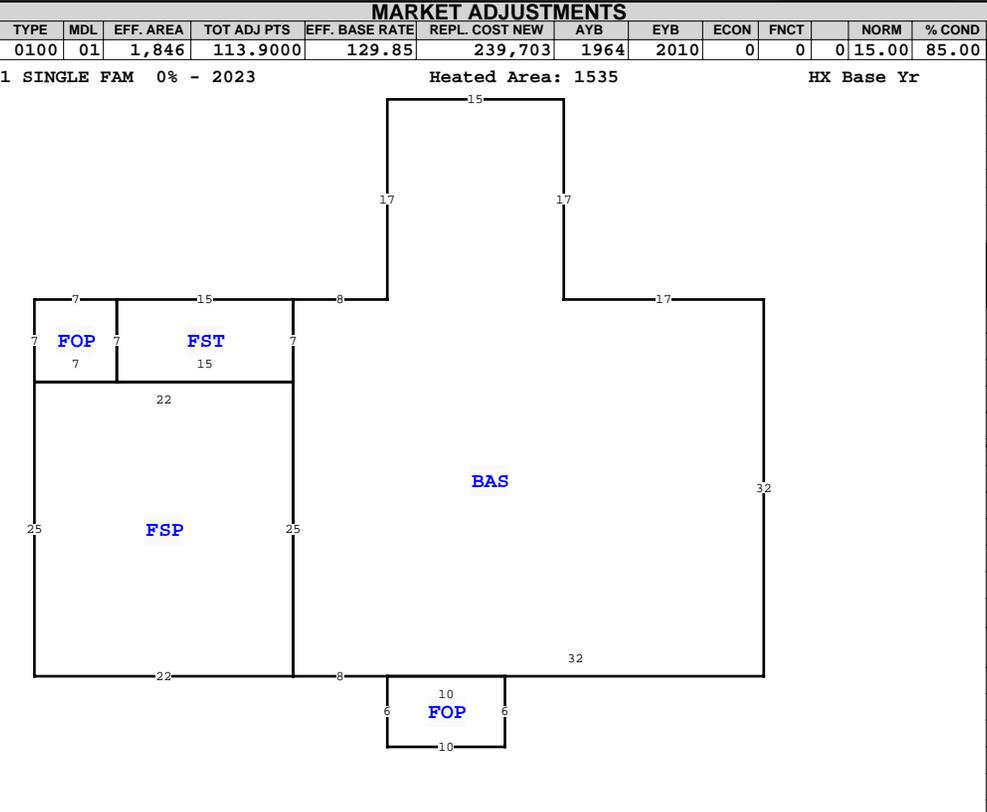


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100



436 SW MCFARLANE AVE, LAKE CITY
BLD DATE: 05/12/2026
LGL DATE: MLU
XF DATE: AG DATE

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,535	100		1,535	169,422
FOP	49	30		15	1,656
FOP	60	30		18	1,986
FSP	550	40		220	24,282
FST	105	55		58	6,401
TOTALS	2,299			1,846	203,748

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	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		*RSF-2	0.00	0.00	16,080.00	SF		1.00	1.00	0.80	1.00	0.80	12,864							

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,846	113.9000	129.85	239,703	1964	2010	0	0	15.00	85.00

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		203,748
TOTAL MARKET OB/XF VALUE		650
TOTAL LAND VALUE - MARKET		12,864
TOTAL MARKET VALUE		217,262
SOH/AGL Deduction		0
ASSESSED VALUE		217,262
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		217,262
TOTAL JUST VALUE		217,262
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		212,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/2779	12/28/2022	QC	U	I	11	100
GRANTOR: SOUZA GORDON						
GRANTEE: SOUZA CAMILLE A						
1418/1904	8/25/2020	WD	Q	I	01	146,900
GRANTOR: ESTHER M MEHL & JOHN						
GRANTEE: GORDON SOUZA						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W17 N17 W15 S17 W8 FST= W15 FOP= W7 S7 E7 N7\$ S7 E15 N7\$ S7 FSP= W22 S25 E22 N25\$ S25 E8 FOP= S6 E10 N6 W10\$ E32 N32\$.