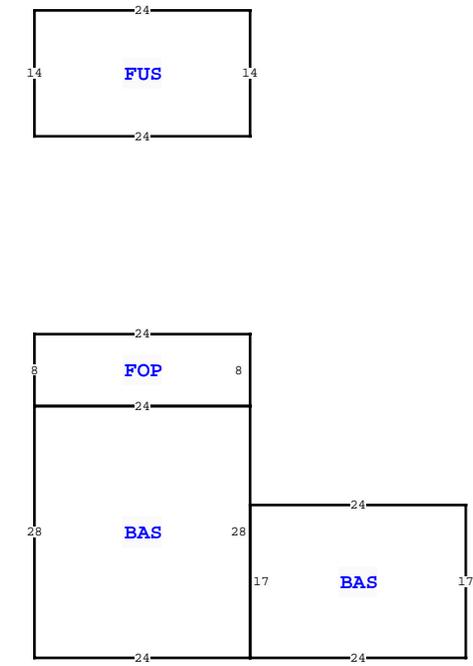


BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
Exterior Wall	31	VINYL SID 100	0100	01	1,474	104.4698	117.01	172,473	1991	1991	0	0	35.00	65.00	
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 0% - 2023											Heated Area: 1416	
Roof Cover	03	COMP SHNGL 100												HX Base Yr	
Interior Wall	05	DRYWALL 100													
Interior Floo	06	VINYL ASB 50													
Interior Floo	14	CARPET 50													
Air Condition	03	CENTRAL 100													
Heating Type	04	AIR DUCTED 100													
Bedrooms		2 100													
Bathrooms		1 100													
Frame	01	NONE 100													
Stories	1.5	1.5 100													
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												02	
NEIGHBORHOOD/LOC	5617.0100	1.00/													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE										
BAS	408	100		408	31,031										
BAS	672	100		672	51,110										
FOP	192	30		58	4,412										
FUS	336	100		336	25,555										
TOTALS	1,608			1,474	112,107										



10497 SW TUSTENUGEE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024
INC DATE		AG DATE	MLU

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		112,107
TOTAL MARKET OB/XF VALUE		2,292
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		164,399
SOH/AGL Deduction		0
ASSESSED VALUE		164,399
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		164,399
TOTAL JUST VALUE		164,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31027	SFR	184	05/10/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/2315	4/21/2022	PB U		I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: BARDELL MARK A						
0851/0251	12/23/1997	WD Q		I		60,000
GRANTOR: EMILY D DICKS						
GRANTEE: MARK A BARDELL & KA						

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP= N8 W 24 S8 E24\$ BAS= W24 S28 E24 BAS= E24 N17 W24 S17\$ N28\$ PTR= N30 FUS= N14 W24 S14 E24\$ S30\$.	

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	0021	BARN,FR AE	0	0	10	12	1.00	UT	0.00	100	0	0	3	100	600	
2	0252	LEAN-TO W/	0	0	8	12	96.00	UT	2.00	100	1993	1993	3	100	192	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	100	2013	2013	3	100	1,200	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	100	2017	2017	3	100	200	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION		TOTAL OB/XF														2,292								
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	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							