

COMM NW COR OF SW1/4 OF NE1/4, R
TO N R/W OF GRANDVIEW AVE, RUN E
FT FOR POB, CONT E 131.10 FT, N

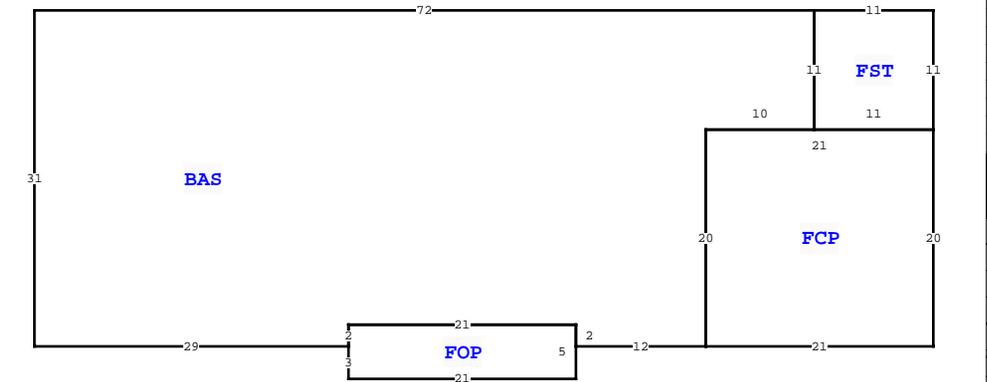
MILLENIA CAPITAL INC
1474 SW MANDIBA DR
LAKE CITY, FL 32024

2026

06-4S-17-08001-001
VALUATION SUMMARY PAGE 1 of 1

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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,194	99.3474	111.27	244,126	1977	1977	10	0	40	35.00	20.00



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	6417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,990	100		1,990	44,285
FCP	420	25		105	2,337
FOP	105	30		32	712
FST	121	55		67	1,491
TOTALS	2,636			2,194	48,825

841 SW GRANDVIEW ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

TOTAL OB/XF 4,100

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		*RMF	130.00	294.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125							

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		48,825
TOTAL MARKET OB/XF VALUE		4,100
TOTAL LAND VALUE - MARKET		23,125
TOTAL MARKET VALUE		76,050
SOH/AGL Deduction		0
ASSESSED VALUE		76,050
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		76,050
TOTAL JUST VALUE		76,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1758	9/17/2025	WD	U	I	11	100
GRANTOR: SPARKS JACOB D						
GRANTEE: MILLENIA CAPITAL IN						
1549/1756	8/12/2025	WD	Q	I	01	85,000
GRANTOR: MABRY GEORGE REVOCABL						
GRANTEE: SPARKS JACOB D						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W72 S31 E29 FOP= S3 E21N5 W21 S2\$ N2 E21 S2 E12 FCP= E21 N20 W21 S20\$ N20 E10FST= E11 N11 W11 S11\$ N11\$.	