

COMM NW COR OF SW1/4 OF NE1/4, R
LINE OF RD, S 442 FT, E 222 FT F
222 FT, S 196 FT TO N LINE OF JU

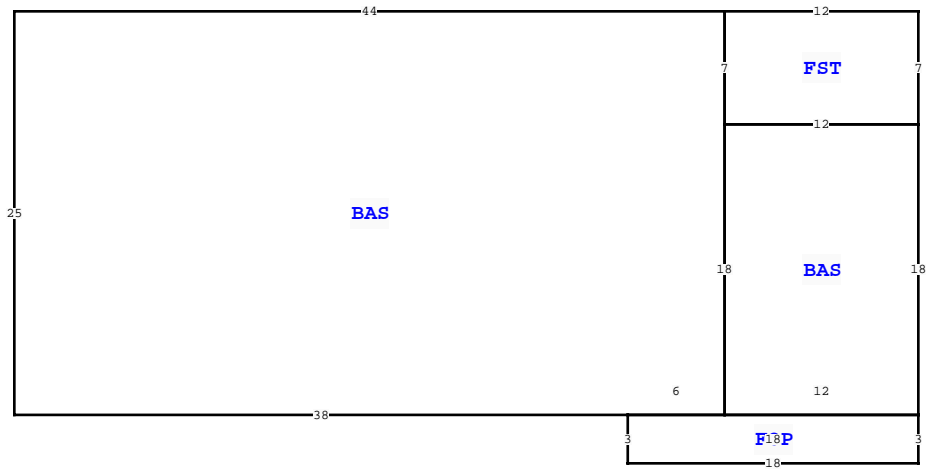
CLARK DEBRA L
171 SW JUNE GLN
LAKE CITY, FL 32024

2026

06-5S-17-09135-005


| ELEMENT | CD | CONSTRUCTION |
|----------------|----|----------------|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 06 | VINYL ASB 100 |
| 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 |
| Architectural | 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% | 2003 | 128.80 | 177,486 | 1973 | 1983 | 0 | 0 | 35.00 | 65.00 |



| Quality | 05 | 05 | | | |
|------------------|------------------|---------------|------|--------------|----------------------|
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA 01 | | | |
| NEIGHBORHOOD/LOC | 6517.0100 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 216 | 100 | | 216 | 18,084 |
| BAS | 1,100 | 100 | | 1,100 | 92,092 |
| FOP | 54 | 30 | | 16 | 1,340 |
| FST | 84 | 55 | | 46 | 3,851 |
| TOTALS | 1,454 | | | 1,378 | 115,366 |

171 SW JUNE GLN, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/16/2026 |
| 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 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 2 | 0031 | BARN, MT AE | 0 | 100 | 21 | 50 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 900 | |
| 3 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 4 | 0040 | BARN, POLE | 0 | 100 | 10 | 12 | 120.00 | UT | 2.50 | 2.50 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 5 | 0060 | CARPOT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 1,500 | |

TOTAL OB/XF 4,300

| 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 | | 00 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 23,000.00 | 23,000.00 | 23,000 | | | | | | | |

| VALUATION SUMMARY | | PAGE 1 of 1 | 3 |
|---------------------------|-------|-------------|---------|
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | | Tax Dist: | |
| BUILDING MARKET VALUE | | | 115,366 |
| TOTAL MARKET OB/XF VALUE | | | 4,300 |
| TOTAL LAND VALUE - MARKET | | | 23,000 |
| TOTAL MARKET VALUE | | | 142,666 |
| SOH/AGL Deduction | | | 56,833 |
| ASSESSED VALUE | | | 85,833 |
| TOTAL EXEMPTION VALUE | HX HB | | 51,411 |
| BASE TAXABLE VALUE | | | 34,422 |
| TOTAL JUST VALUE | | | 142,666 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 139,666 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 0961/1038 | 8/29/2002 | WD | Q | I | | 63,000 |
| GRANTOR: GARY W & TERI NEWCOMB | | | | | | |
| GRANTEE: DEBRA CLARK | | | | | | |
| 0869/1357 | 11/17/1998 | WD | Q | I | 01 | 100 |
| GRANTOR: VELMA NEWCOMB | | | | | | |
| GRANTEE: GARY WAYNE NEWCOMB | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS= W44 S25 E38 FOP= S3 E18 N3W18\$ E6 BAS= E12 N18 W12 S18\$ N18 FST= E12 N7 W12S7\$ N7\$. | |