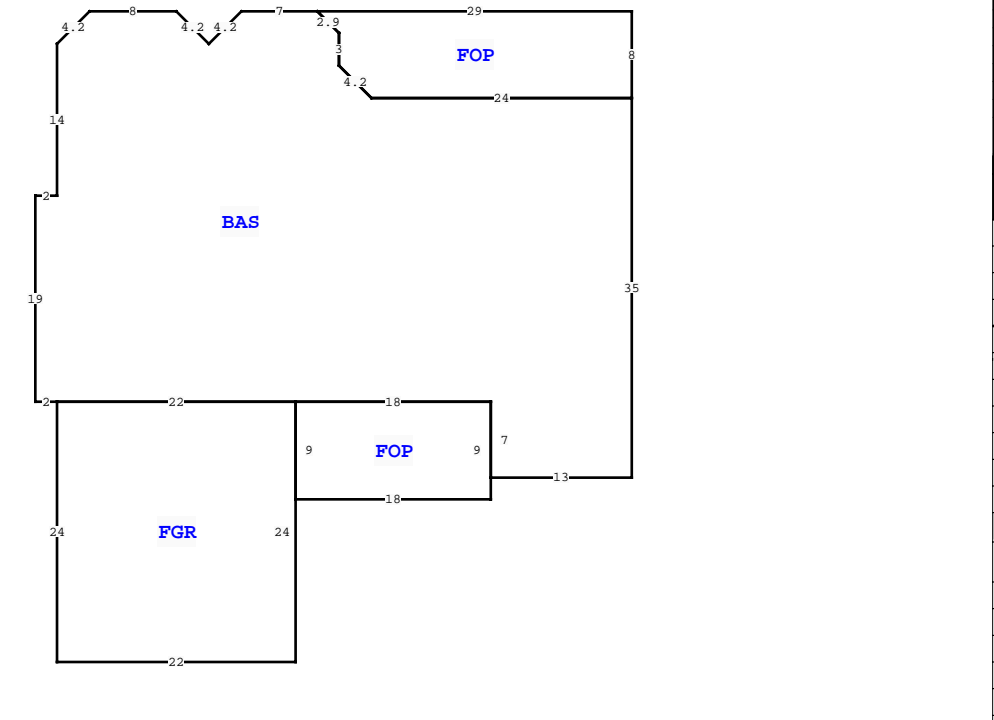


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2006								
Heated Area: 1810										HX Base Yr 2006	



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	8416.0400	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,810	100		1,810	192,450
FGR	528	55		290	30,834
FOP	162	30		49	5,210
FOP	214	30		64	6,805
TOTALS	2,714			2,213	235,300

2875 SW PINEMOUNT RD, LAKE CITY
 BLD DATE: _____ LGL DATE: 04/08/2025 MLU
 XF DATE: _____ LAND DATE: _____
 INC DATE: _____ AG DATE: _____

EXTRA FEATURES																	
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	642.00	UT	2.00	2.00	100	2005	2005	3	100	1,284	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2025	2024		100	3,000	

LAND DESCRIPTION															TOTAL OB/XF									
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	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		235,300
TOTAL MARKET OB/XF VALUE		5,884
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		264,184
SOH/AGL Deduction		86,168
ASSESSED VALUE		178,016
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		126,605
TOTAL JUST VALUE		264,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,311

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1051/1565	7/08/2005	WD	Q	I		175,000

GRANTOR: THOMAS H EAGLE
 GRANTEE: HARRY D JR & MELISSA
 0982/1874 5/05/2003 QC Q V 01 100
 GRANTOR: D D P CORPORATION
 GRANTEE: THOMAS H EAGLE (FO)

BUILDING NOTES														
BUILDING DIMENSIONS														
BAS= W8 D3 L3 S14 W2 S19 E2 FGR= S24 E22 N24 W22\$ E22 FOP= S9 E18 N9 W18\$ E18 S7 E13 N35 FOP= N8 W29 D2 R2 S3 D3 R3 E24\$ W24 L3 U3 N3 L2 U2 W7 D3 L3 L3 U3 \$.														