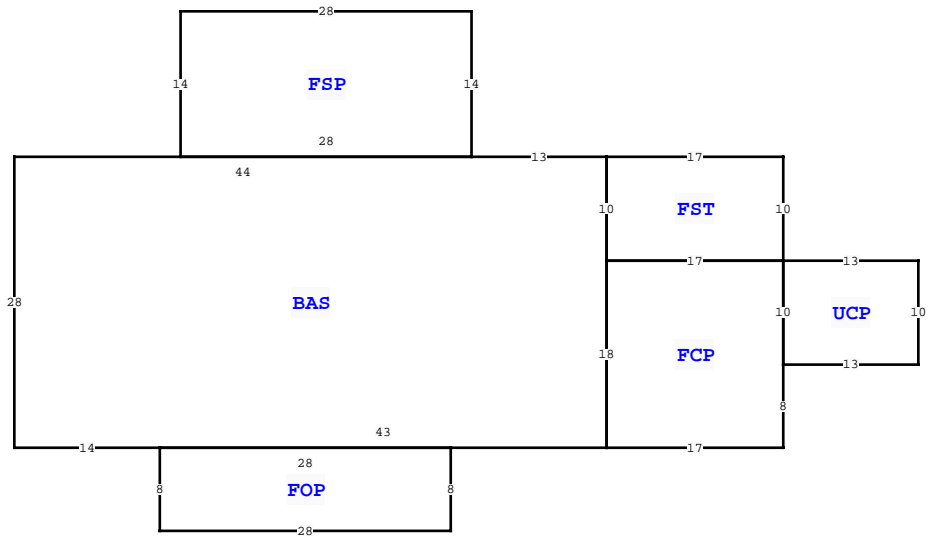


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Frame	01 NONE 100
Stories	1. 1. 100
Architectural	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%	- 2023								
Heated Area: 1596						HX Base Yr 2023					



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	14517.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100		1,596	144,261
FCP	306	25		76	6,870
FOP	224	30		67	6,056
FSP	392	40		157	14,191
FST	170	55		94	8,497
UCP	130	20		26	2,350
TOTALS	2,818			2,016	182,224

9824 SE COUNTY ROAD 245, LAKE CITY
BLD DATE: 05/06/2026 MLU
XF DATE: _____
INC 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	0180	FPLC 1STRY	0	100	0	0	0	1.00	UT 2,000.00	2,000.00	100	2012	2012	3	100	2,000
2	0120	CLFENCE 4	0	100	0	0	0	1.00	UT 0.00	0.00	100	1993	1993	3	100	400
3	0040	BARN, POLE	0	100	0	0	0	1.00	UT 0.00	0.00	100	2012	2012	3	100	1,200
4	0166	CONC, PAVMT	0	100	0	0	0	1.00	UT 0.00	0.00	100	2012	2012	3	100	800
5	0021	BARN, FR AE	0	100	0	0	0	1.00	UT 3,000.00	3,000.00	100	2022	2021	1	100	3,000

LAND DESCRIPTION																								
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		A-3	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		182,224
TOTAL MARKET OB/XF VALUE		7,400
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		254,624
SOH/AGL Deduction		121,409
ASSESSED VALUE		133,215
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		81,804
TOTAL JUST VALUE		254,624
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,624

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046573	Electrical Servic	0	02/22/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1459/2508	2/18/2022	WD Q	Q	I	01	299,000
GRANTOR: TOIGO MARK W						
GRANTEE: NAPPIER ALAN						
1085/1082	5/25/2006	WD Q	Q	I		200,000
GRANTOR: J L DICKS AND LOTTIE						
GRANTEE: MARK W & MARY K TOI						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W13 FSP= N14 W28 S14 E28\$ W44 S28 E14 FOP= S8E28N8 W28\$ E43 FCP= E17 N8 UCP= E13 N10 W13 S10\$ N10 W17 S18\$ N18 FST= E17 N10 W17 S10\$ N10\$.