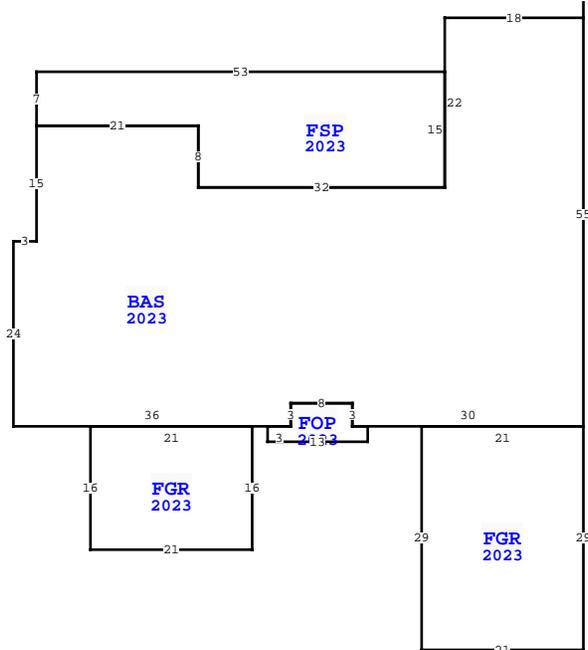


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2	100		
Frame	02	WOOD FRAME	100		
Stories	1.	1.	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	02		
NEIGHBORHOOD/LOC	18517.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,823	100	2023	2,823	379,721
FGR	336	55	2023	185	24,884
FGR	609	55	2023	335	45,060
FOP	50	30	2023	15	2,018
FSP	627	40	2023	251	33,762
TOTALS	4,445			3,609	485,446

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: 2823		HX Base Yr 2023				



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		485,446
TOTAL MARKET OB/XF VALUE		2,880
TOTAL LAND VALUE - MARKET		70,000
TOTAL MARKET VALUE		558,326
SOH/AGL Deduction		151,837
ASSESSED VALUE		406,489
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		355,078
TOTAL JUST VALUE		558,326
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,701

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042486	New Residential C	200,000	08/04/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1555/1793	12/04/2025	LE U		I	14	100

GRANTOR: GOMEZ ALBERT
GRANTEE: GOMEZ ALBERT (ENH L)
1430/2372 2/19/2021 WD Q V 01 57,000
GRANTOR: JANSSON LINDA
GRANTEE: GOMEZ ALBERT

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		3.00	100	2023	2022		100	2,880	

BLD DATE		LGL DATE	
602 SW MANDIBA DR, LAKE CITY		05/14/2024	MLU

BUILDING NOTES	
BAS=[YR=2023;ORIG=10,-20] W18 S22 W32 N8 W21 S15 W3 S24 E36 N3 E8 S3 E30 N55 \$ FSP=[YR=2023;ORIG=-8,-13] W53 S7 E21 S8 E32 N15 \$ FGR=[YR=2023;ORIG=-11,33] E21 S29 W21 N29 \$ FGR=[YR=2023;ORIG=-54,33] E21 S16 W21 N16 \$ FOP=[YR=2023;ORIG=-20,30] W8 S3 W3 S2 E13 N2 W2 N3 \$	

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	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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	70,000.00	70,000.00	70,000							