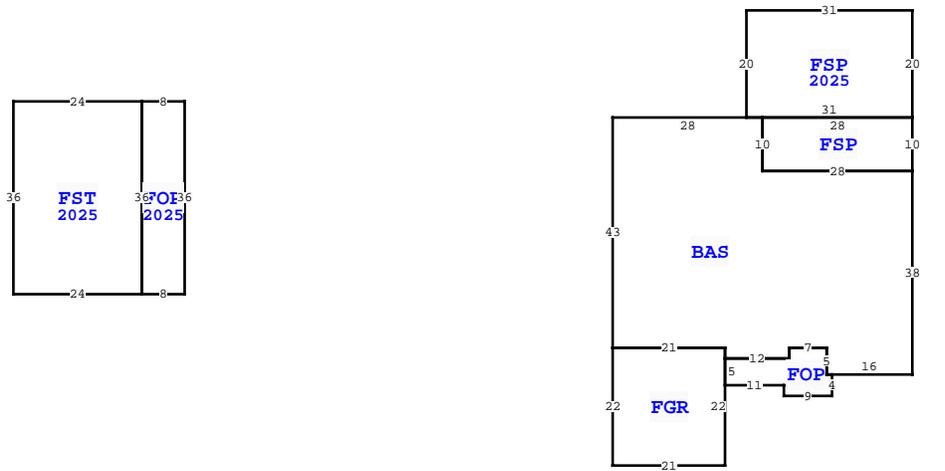


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	12 HARDWOOD 80
Interior Floo	14 CARPET 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1.1 1.100
Architectual	05 CONV 100
Units	0 100

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: 2232	HX Base Yr 2023



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	2,232	100		2,232	290,233
FGR	462	55		254	33,028
FOP	129	30		39	5,071
FOP	288	30	2025	86	11,183
FSP	280	40		112	14,564
FSP	620	40	2025	248	32,248
FST	864	55	2025	475	61,766
TOTALS	4,875			3,446	448,093

830 SW MANDIBA DR, LAKE CITY

BLD DATE	LGL DATE	05/14/2024	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

EXTRA FEATURES														TOTAL OB/XF		5,982	
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	2,991.00	UT	2.00	2.00	100	2017	2017	3	100	5,982		

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		448,093
TOTAL MARKET OB/XF VALUE		5,982
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		509,075
SOH/AGL Deduction		146,719
ASSESSED VALUE		362,356
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		310,945
TOTAL JUST VALUE		509,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		505,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049479	Additions	20,000	03/21/2024
000049451	Storage Building	25,000	03/19/2024
35521	SFR	1,093	07/07/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
1457/1444	1/21/2022	WD Q	Q I	01	436,500	
GRANTOR: WILLIAMS DAVID JR						
GRANTEE: CHILDERS JEANIE LEE						
1349/2621	12/15/2017	WD Q	Q I	01	300,000	
GRANTOR: BRYAN ZECHER HOMES IN						
GRANTEE: DAVID JR & AMELIA D						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W28 S43 E21 S2 E12 N2 E7 S5 E16 N38 W28 N10 \$	
FST=[YR=2025;ORIG=-140,-3] E24 S36 W24 N36 \$	
FGR=[ORIG=-28,43] S22 E21 N22 W21 \$	
FOP=[YR=2025;ORIG=-116,-3] E8 S36 W8 N36 \$	
FSP=[ORIG=28,10] N10 W28 S10 E28 \$	
FOP=[ORIG=-7,45] S5 E11 S2 E9 N4 W1 N5 W7 S2 W12 \$	
FSP=[YR=2025;ORIG=-3,-20] E31 S20 W31 N20 \$	

LAND DESCRIPTION		TOTAL OB/XF														5,982								
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	55,000.00	55,000.00	55,000							