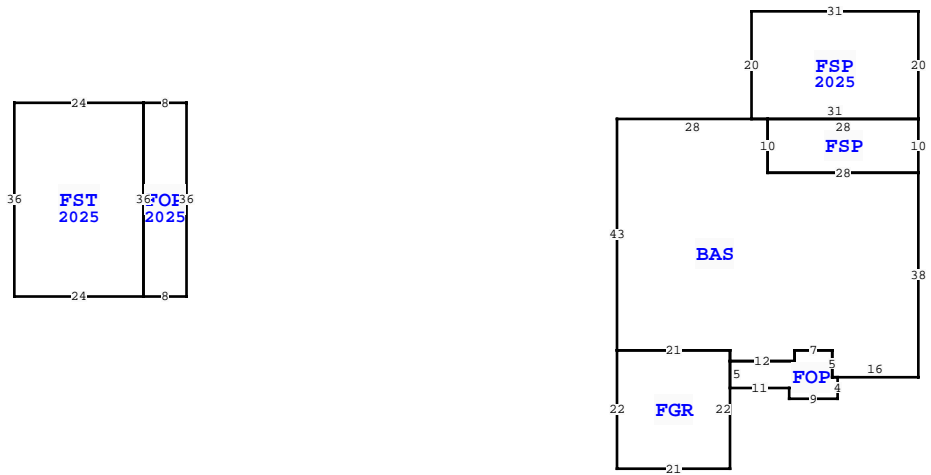


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.1	1. 100
Architectual Units	05	CONV 100
		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	285,141
FGR	462	55		254	32,448
FOP	129	30		39	4,983
FOP	288	30	2025	86	10,987
FSP	280	40		112	14,308
FSP	620	40	2025	248	31,682
FST	864	55	2025	475	60,682
TOTALS	4,875			3,446	440,231

830 SW MANDIBA DR, LAKE CITY

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

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		440,231
TOTAL MARKET OB/XF VALUE		5,982
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		501,213
SOH/AGL Deduction		138,857
ASSESSED VALUE		362,356
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		310,945
TOTAL JUST VALUE		501,213
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 / U	V / I	RSN CD	SALE PRICE
1457/1444	1/21/2022	WD	Q	I	01	436,500
GRANTOR: WILLIAMS DAVID JR						
GRANTEE: CHILDERS JEANIE LEE						
1349/2621	12/15/2017	WD	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																