

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	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	06	06	
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
BAS	2,178	100	2024
FGR	577	55	2024
FOP	243	30	2024
FOP	248	30	2024
TOTALS	3,246		

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% - 2024		129.08	341,029	2023	2023	0	0	2.00	98.00	
			Heated Area: 2178			HX Base Yr 2024						
BLD DATE						LGL DATE	05/14/2024					
XF DATE						LAND DATE	MLU					
INC DATE						AG DATE						

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		334,208
TOTAL MARKET OB/XF VALUE		31,440
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		420,648
SOH/AGL Deduction		30,541
ASSESSED VALUE		390,107
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		338,696
TOTAL JUST VALUE		420,648
NCON VALUE		28,500
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053015	Storage Building	38,000	05/05/2025
000044668	New Residential C	200,000	06/13/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1904	3/22/2022	WD	U	V	37	40,000
GRANTOR: IC CONSTRUCTION LLC						
GRANTEE: MITCHELL PATRICK						
1449/739	9/22/2021	QC	U	V	11	100
GRANTOR: GOMEZ ALBERT						
GRANTEE: IC CONSTRUCTION LLC						

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	980.00	UT	3.00	3.00	100	2024	2023		100	2,940	
2	0030	BARN, MT	0	100	0	1.00	UT	28,500.00	28,500.00	100	2026	2025		100	28,500	

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

BUILDING NOTES												
766 SW MANDIBA DR, LAKE CITY												
TOTAL OB/XF 31,440												
BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=60,10] S28 E6 S8 E1 E31 E1 N5 E8 N17 E13 N3 E9 N26 W22 S11 S9 W27 N9 N3 W14 S7 W6 \$												
FOP=[YR=2024;ORIG=67,46] S8 E31 N8 W31 \$												
POP=[YR=2024;ORIG=80,6] S9 E27 N9 W27 \$												
FGR=[YR=2024;ORIG=107,24] S17 S7 E11 S2 E11 N29 W9 S3 W13 \$												