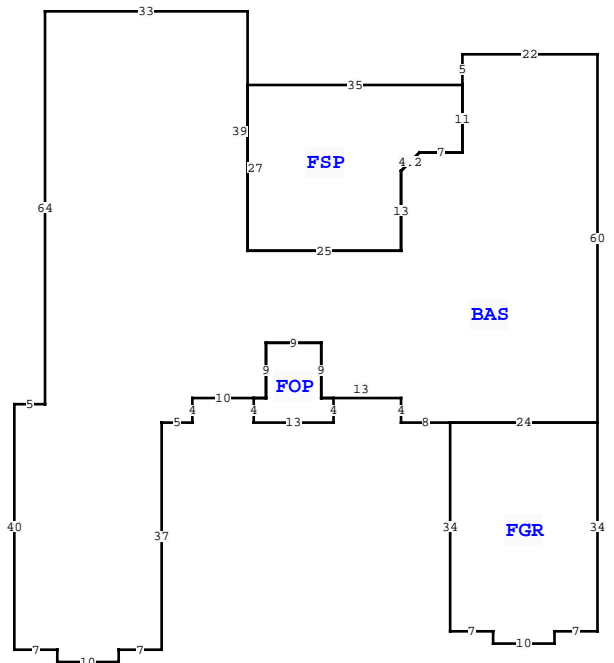


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 16 | WD FR STUC | 100 |
| Roof Structur | 08 | IRREGULAR | 100 |
| Roof Cover | 03 | COMP SHNGL | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floo | 15 | HARDTILE | 100 |
| 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 |
| Architctual Units | 05 | CONV | 100 |
| | | 0 | 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 |
| BAS | 5,373 | 100 | |
| FGR | 836 | 55 | |
| FOP | 133 | 30 | |
| FSP | 790 | 40 | |
| TOTALS | 7,132 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|-----|-----------|-------------|-------------------|----------------|------|-----------------|------|------|-------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 6,189 | 120.5710 | 135.04 | 835,763 | 2018 | 2018 | 0 | 0 | 10.50 | 89.50 | |
| 1 SINGLE FAM | | | 100% - 2019 | Heated Area: 5373 | | | HX Base Yr 2019 | | | | | |



| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 748,008 |
| TOTAL MARKET OB/XF VALUE | | 6,748 |
| TOTAL LAND VALUE - MARKET | | 110,000 |
| TOTAL MARKET VALUE | | 864,756 |
| SOH/AGL Deduction | | 266,627 |
| ASSESSED VALUE | | 598,129 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 546,718 |
| TOTAL JUST VALUE | | 864,756 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 877,292 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|--------|------------|
| 000043973 | Solar Power Syste | 43,340 | 03/21/2022 |
| 36319 | SFR | 2,339 | 02/13/2018 |

| SALES DATA | | | | | | |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1553/205 | 10/01/2025 | WD | U | I | 11 | 100 |
| GRANTOR: ALCORN LARRY H | | | | | | |
| GRANTEE: ALCORN LARRY H | | | | | | |
| 1348/1482 | 11/21/2017 | WD | Q | V | 03 | 42,500 |
| GRANTOR: OAKES OF LAKE CITY LL | | | | | | |
| GRANTEE: LARRY H ALCORN & PA | | | | | | |

| 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 |
| 1 | 0166 | CONC, PAVMT | 0 | 100 | 0 | 3,374.00 | UT | 2.00 | 2.00 | 100 | 2018 | 2018 |

716 SW MANDIBA DR, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
05/14/2024 MLU

| BUILDING NOTES | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | |

BUILDING DIMENSIONS
BAS= W22 S5 FSP= W35 S27 E25 N13 R3 U3 E7 N11 S11 W7 D3
L3 S13 W25 N39 W33 S64 W5 S40 E7 S2 E10 N2 E7 N37 E5 N4 E10
FOP= S4 E13 N4 W2 N9 W9 S9 W2 S E2 N9 E9 S9 E13 S4 E8 FGR= S34
E7 S2 E10 N2 E7 N34 W24 S E24 N60 S.

| 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 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | PRD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 55,000.00 | 55,000.00 | 55,000 | | | | | | | | |