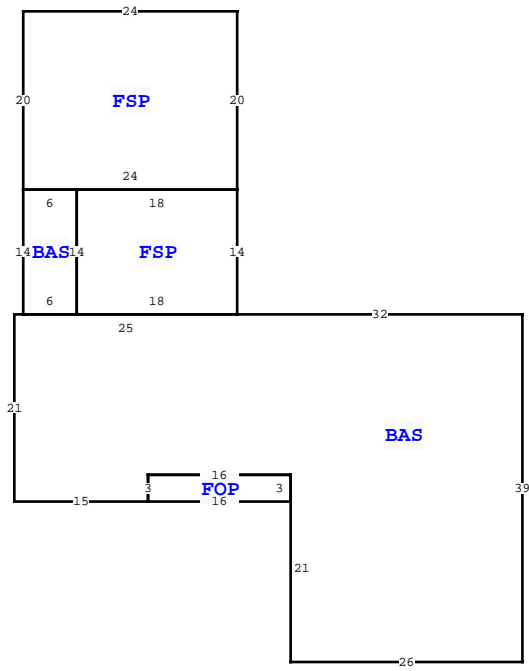


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,008	123.7500	138.60	278,309	1972	1972	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 1701 HX Base Yr 2010



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	23415.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	7,567
BAS	1,617	100		1,617	145,675
FOP	48	30		14	1,261
FSP	252	40		101	9,099
FSP	480	40		192	17,297
TOTALS	2,481			2,008	180,901

2430 SW ANDERSON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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	0031	BARN,MT AE	0	100	40	60	1.00	UT	0.00	100	0	0	3	100	10,000	
2	0166	CONC,PAVMT	0	100	19	18	342.00	UT	3.00	100	0	0	3	100	1,026	
3	0166	CONC,PAVMT	0	100	18	19	342.00	UT	3.00	100	0	0	3	100	1,026	

TOTAL OB/XF 12,052

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	10.00	AC		1.00	1.00	0.90	11,000.00	9,900.00	99,000							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		180,901
TOTAL MARKET OB/XF VALUE		12,052
TOTAL LAND VALUE - MARKET		99,000
TOTAL MARKET VALUE		291,953
SOH/AGL Deduction		138,886
ASSESSED VALUE		153,067
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		96,656
TOTAL JUST VALUE		291,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1181/2233	10/01/2009	WD	Q	I	01	175,000
GRANTOR: ROBERT ALLEN SEYMOUR						
GRANTEE: RUFUS R JR & STACY						
1080/1439	4/11/2006	WD	Q	I		210,000
GRANTOR: PAUL J SAWYER						
GRANTEE: ROBERT ALLEN SEYMOU						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W32 FSP= N14 FSP= N20 W24 S20 E24\$ W18 BAS= W6S14 E6 N14\$ S14 E18\$ W25 S21 E15 FOP= E16 N3 W16 S3\$ N3 E16 S21 E26 N39\$.	