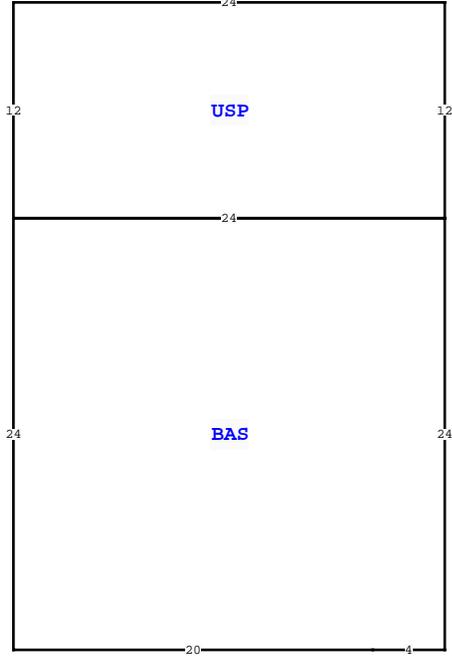


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	02	MIN PLYWD	100
Air Condition	02	WINDOW	100
Heating Type	03	FORCED AIR	100
Bedrooms		1	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	100
		0	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24516.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	576	100	
USP	288	35	
TOTALS	864		677

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	677	89.1000	99.79	67,558	2007	2007	0	0	22.50	77.50		
1 SINGLE FAM 0% - 2022 Heated Area: 576 HX Base Yr													



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		52,357
TOTAL MARKET OB/XF VALUE		11,250
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		128,607
SOH/AGL Deduction		2,251
ASSESSED VALUE		126,356
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		126,356
TOTAL JUST VALUE		128,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,452

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11848	M H	125	11/12/1996
10196	M H	75	09/14/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1325/2360	10/31/2016	QC	U	I	11	100
GRANTOR: ELEANOR A GANSELL (AS)						
GRANTEE: JESSICA NICOLE MOOR						
1040/1956	3/15/2005	WD	Q	V	04	33,500
GRANTOR: SUBRANDY LIMITED PART						
GRANTEE: ELEANOR A GANSELL						

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2009	2009	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	

TOTAL OB/XF													
11,250													
479 SW GAINER DR, LAKE CITY													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
05/07/2026 MLU													

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= E4 N24 USP= N12 W24 S12 E24\$ W24 S24 E20\$.													

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000										