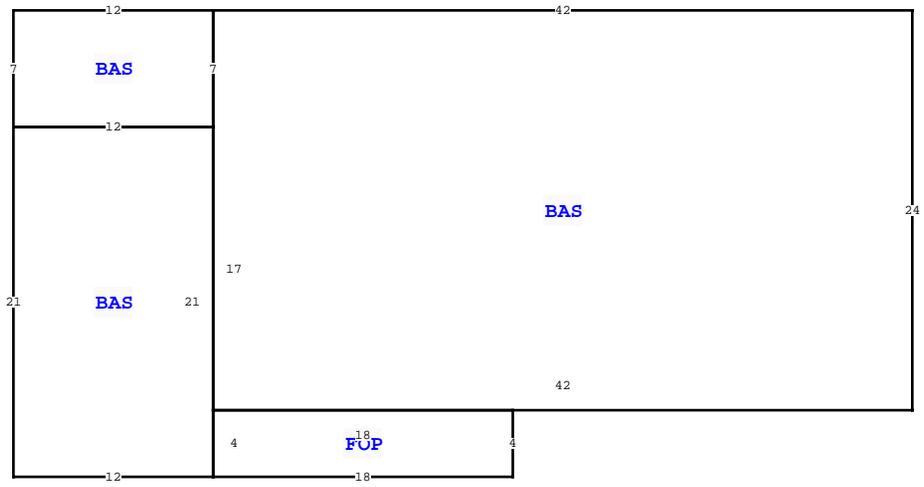


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2023		136.23	186,090	1971	2020	0	0	95.00
			Heated Area: 1344				HX Base Yr 2023				



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100		84	10,871
BAS	252	100		252	32,614
BAS	1,008	100		1,008	130,454
FOP	72	30		22	2,847
TOTALS	1,416			1,366	176,786

274 SW BRAVA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025
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	0296	SHED METAL	0	100	0	0			0.00	100	2014	2014	3	100	100	

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		176,786
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		199,886
SOH/AGL Deduction		15,199
ASSESSED VALUE		184,687
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		133,276
TOTAL JUST VALUE		199,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/1840	9/28/2022	WD	Q	I	01	207,000
GRANTOR: ROBERTSON SANDRA S						
GRANTEE: FOSS MARK PAUL						
1342/1726	8/13/2017	WD	U	I	11	100
GRANTOR: RICHARD A ROBERTSON A						
GRANTEE: SANDRA S ROBERTSON						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W42 S7 S17 E42 N24 \$	
BAS=[ORIG=-42,7] W12 S21 E12 N21 \$	
BAS=[ORIG=-42,0] W12 S7 E12 N7 \$	
POP=[ORIG=-42,24] S4 E18 N4 W18 \$	

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		00	198.00	196.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							