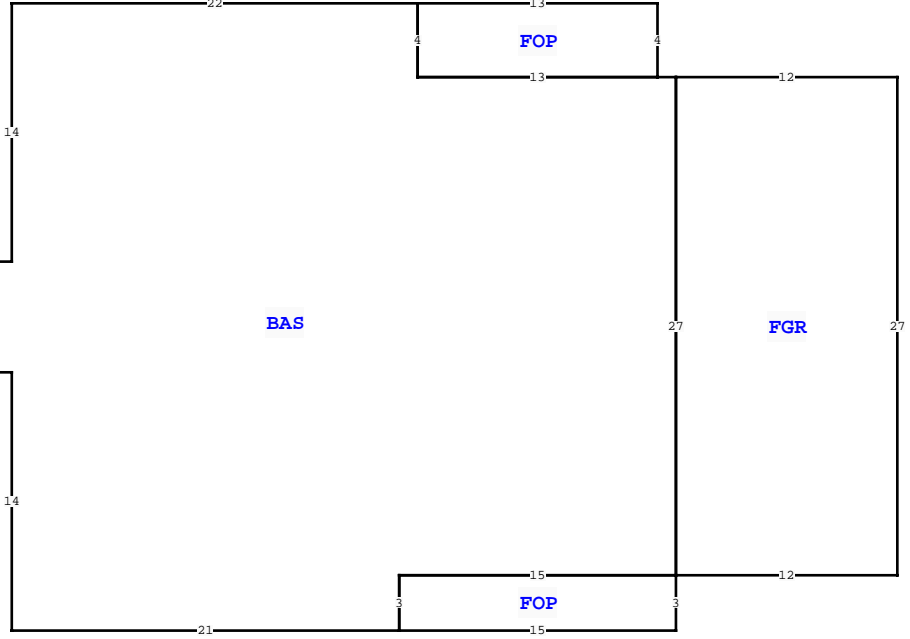


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	27416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,129	100	
FGR	324	55	
FOP	45	30	
FOP	52	30	
TOTALS	1,550		

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%	2009								
Heated Area: 1129 HX Base Yr 2009											



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		137,242
TOTAL MARKET OB/XF VALUE		3,384
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		168,626
SOH/AGL Deduction		54,763
ASSESSED VALUE		113,863
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		62,452
TOTAL JUST VALUE		168,626
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,648

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1142/1237	2/01/2008	WD Q	Q	I		135,000
GRANTOR: JACK & JOAN THORPE						
GRANTEE: SHELDON & TIFFANY C						
1085/1591	6/01/2006	WD Q	Q	I		148,000
GRANTOR: CHRISTOPHER & TERSA W						
GRANTEE: JACK & JOAN THORPE						

EXTRA FEATURES		356 SW BRANDY WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	1.40
2	0120	CLFENCE 4	4.50
3	0296	SHED METAL	12.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/08/2025		MLU

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W22 S14 W1 S6 E1 S14 E21FOP= E15 N3 W15 S3\$ N3 E15 FGR= E12 N27 W12 S27\$ N27 W1FOP= N4 W13 S4 E13\$ W13 N4\$.											

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		RSF/ME	20.00	185.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							