

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 90
Exterior Wall	31 VINYL SID 10
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
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	05 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 01
NEIGHBORHOOD/LOC	27416.010 1.00/

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2026	118.75	172,544	1991	1991	0	0	34.85	65.15

Heated Area: 1148 HX Base Yr

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		112,412
TOTAL MARKET OB/XF VALUE		2,678
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		143,090
SOH/AGL Deduction		0
ASSESSED VALUE		143,090
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		143,090
TOTAL JUST VALUE		143,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,850

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,148	100		1,148	88,816
FGR	441	55		243	18,800
FOP	45	30		14	1,083
FSP	120	40		48	3,714
TOTALS	1,754			1,453	112,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/2571	7/03/2025	WD	U	I	11	100
GRANTOR: REDMOND CHRISTIAN SCH						
GRANTEE: STLWFAR FOUNDATION						
1446/2289	9/03/2021	QC	U	I	11	100
GRANTOR: CHIU JESSE CHI KAY						
GRANTEE: REDMOND-CHRISTIAN S						

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	0166	CONC,PAVMT	0	0	66	16	1.00	UT	0.00	100	0	0	3	100	1,478	
2	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	100	2014	2014	3	100	1,200	

TOTAL OB/XF											
490 SW BRANDY WAY, LAKE CITY											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/08/2025 MLU					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W14 N1 W6 S1 W8 FSP= N10 W12 S10 E12\$ W12 FGR= W21 S21 E21 N21\$ S25 FOP= S3E15 N3 W15\$ E15 S7 E14 N3 E11 N29\$.											

LAND DESCRIPTION																								
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	0		RSF/ME	20.00	186.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							