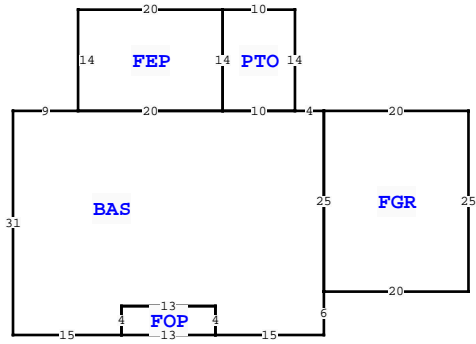
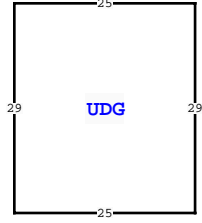


ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

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: 1281								
					HX Base Yr 2009							



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,281	100		1,281	109,223
FEP	280	80		224	19,099
FGR	500	55		275	23,448
FOP	52	30		16	1,365
PTO	140	5		7	597
UDG	725	55		399	34,021
TOTALS	2,978			2,202	187,752

552 SW BRANDY WAY, LAKE CITY

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

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	100	0	0	2,152.00	UT	1.40	1.40	100	0	0	3	100	3,013	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0214	GRN HOUSE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		187,752
TOTAL MARKET OB/XF VALUE		3,713
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		219,465
SOH/AGL Deduction		86,362
ASSESSED VALUE		133,103
TOTAL EXEMPTION VALUE		51,411
BASE TAXABLE VALUE		81,692
TOTAL JUST VALUE		219,465
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,434

SALE:2:1: LOT 67 SPRINGFIELD ESTATES PHASE 3
SALE:1:1: LOT 67 SPRINGFIELD ESTATES PH3

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049866	Roof Replacement	25,150	05/20/2024
7451	STORAGE	17,000	08/04/1993
6604	SFR	32,000	11/24/1992

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1149/0102	4/23/2008	WD Q	Q	I		162,900
GRANTOR: STEPHEN & FAITH ALLEY						
GRANTEE: ALLEN D & MELISSA S						
0923/1660	3/30/2001	WD Q	Q	I		104,000
GRANTOR: KINZLER						
GRANTEE: STEPHEN & FAITH ALL						

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W9 S31 E15 FOP= E13 N4W13 S4\$ N4 E13 S4 E15 N6 FGR= E20 N25 W20 S25\$ N25 W4PTO= N14 W10 S14 E10\$ W10 FEP= N14 W20 S14 E20\$ W20\$ PTR=N30 UDG= N29 W25 S29 E25\$ S30\$.

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/MH	0.00	216.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000										