

ELEMENT	CD	CONSTRUCTION
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
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0% - 2025									

Heated Area: 1204 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		122,083
TOTAL MARKET OB/XF VALUE		1,410
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		151,493
SOH/AGL Deduction		0
ASSESSED VALUE		151,493
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		151,493
TOTAL JUST VALUE		151,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,404

SALE:2:1: LOT 71 SPRINGFIELD ESTATES PHASE 3  
LAND:1:1: 0.51 AC.  
SALE:1:1: LOT 71 SPRINGFIELD ESTATES PHASE 3

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1510/1585	3/18/2024	WD	U	I	11	100
GRANTOR: STLWFAR LLC						
GRANTEE: STLWFAR FOUNDATION						
1403/2645	1/22/2020	WD	U	I	11	100
GRANTOR: PAUL MAX & JOSEPHINA						
GRANTEE: STLWFAR LLC						

QUALITY	DOR CODE	MAP NUM	MKT AREA		
05 05	0100				
NEIGHBORHOOD/LOC 27416.010 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,204	100		1,204	102,788
FGR	308	55		169	14,428
FOP	56	30		17	1,452
FSP	100	40		40	3,415
TOTALS	1,668			1,430	122,083

489 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	0	65	10	650.00	UT	1.40	1.40	100	0	0	3	100	910	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	400	
3	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

BUILDING NOTES	

**BUILDING DIMENSIONS**  
BAS= W16 FSP= N10 W10 S10 E10\$ W26 S30 E14 FOP= E14 N4 W14 S4\$ N4 E14 S4 E14 N8 FGR= E14 N22 W14 S22\$ N22\$.

LAND DESCRIPTION		TOTAL OB/XF															1,410							
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	18.00	186.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							