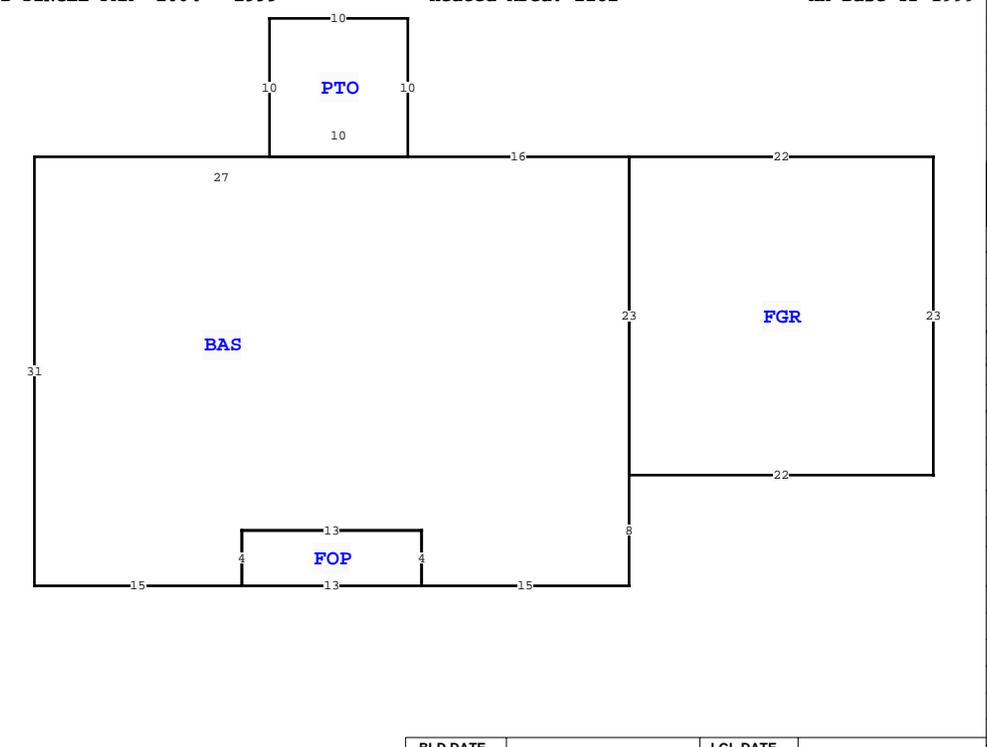


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	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	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
0100	01	1,580	115.8300	129.73	204,973	1991	1991	0	0	34.85	65.15



VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		133,540
TOTAL MARKET OB/XF VALUE		2,812
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		164,352
SOH/AGL Deduction		57,542
ASSESSED VALUE		106,810
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		55,399
TOTAL JUST VALUE		164,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,443

SALE:2:1: LOT 74, SPRINGFIELD ESTATES PHASE 3
SALE:1:1: LOT 74 SPRINGFIELD ESTATES
LAND:1:1: 0.51 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0853/0883	2/12/1998	WD	Q	I		71,500
GRANTOR: JARRELL						
GRANTEE: HEWLETT						
0741/1965	2/08/1991	WD	Q	I		62,500
GRANTOR: CRAWFORD CONST						
GRANTEE: MICHAEL JARRELL						

Quality		DOR CODE			
MAP NUM	MKT AREA	01			
NEIGHBORHOOD/LOC	27416.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,281	100		1,281	108,269
FGR	506	55		278	23,496
FOP	52	30		16	1,353
PTO	100	5		5	423
TOTALS	1,939			1,580	133,540

EXTRA FEATURES		427 SW BRANDY WAY, LAKE CITY														
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	70	18	1,260.00	UT	2.00	60	1993	1993	3	60	1,512	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	100	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W16 PTO= N10 W10 S10 E10\$ W27 S31 E15 FOP= E13 N4 W13 S4\$ N4 E13 S4 E15 N8 FGR= E22 N23 W22 S23\$ N23\$.	

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/ML	18.00	186.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							