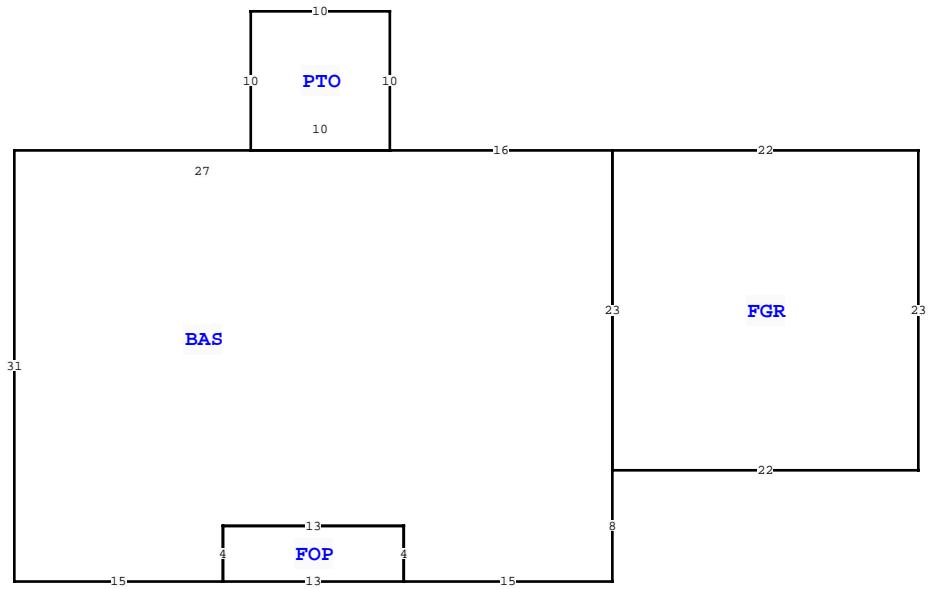


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	19 COMMON BRK 90				
Exterior Wall	31 VINYL SID 10				
Roof Structure	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL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

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
1 SINGLE FAM 100% - 1999 Heated Area: 1281 HX Base Yr 1999											



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						

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	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	
TOTALS															

427 SW BRANDY WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025
INC DATE		AG DATE	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																								
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							
TOTAL OB/XF 2,812																								