

COMM NW COR OF E1/2 OF NW1/4, RU  
S R/W CR-242 RUN E 60.01 FT FOR  
369.92 FT, S 531.22 FT, WEST 369

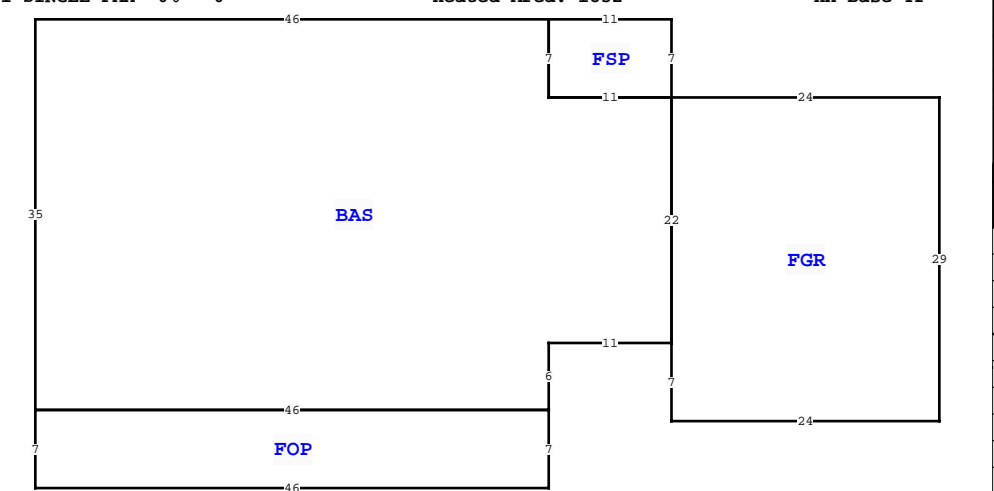
TUNSIL JAMES D/TUNSIL PEARLIE MAE  
1580 SHEARWATER DR  
JACKSONVILLE, FL 32218

**2026**

27-4S-16-03215-007  
VALUATION SUMMARY PAGE 1 of 1

| BUILDING CHARACTERISTICS |                    |
|--------------------------|--------------------|
| ELEMENT                  | CD                 |
| Exterior Wall            | 19 COMMON BRK 90   |
| Exterior Wall            | 05 AVERAGE 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            | 02 02 100          |
| Kitchen Adjus            | 01 01 100          |
| Quality                  | 05 05              |
| DOR CODE                 | 0100 SINGLE FAMILY |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |       |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100               | 01  | 2,363     | 98.5617     | 110.39         | 260,852        | 1995 | 1995 | 0    | 0    | 30.75 | 69.25  |



| AREA TYPE     | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS           | 1,852            | 100         |      | 1,852        | 141,576              |
| FGR           | 696              | 55          |      | 383          | 29,278               |
| FOP           | 322              | 30          |      | 97           | 7,415                |
| FSP           | 77               | 40          |      | 31           | 2,370                |
| <b>TOTALS</b> | <b>2,947</b>     |             |      | <b>2,363</b> | <b>180,640</b>       |

2988 SW COUNTY ROAD 242 , LAKE CITY

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/22/2026 |
| INC DATE |  | AG DATE   | MLU        |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |                |           |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|----------------|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND |
| 1              | 0190       | FPLC PF     | 0   | 0   | 0 | 0 | 1.00   | UT | 1,200.00 | 1,200.00       | 100       |
| 2              | 0166       | CONC,PAVMT  | 0   | 0   | 0 | 0 | 743.00 | UT | 1.50     | 1.50           | 100       |
| 3              | 0296       | SHED METAL  | 0   | 0   | 0 | 0 | 1.00   | UT | 0.00     | 0.00           | 100       |
| 4              | 0252       | LEAN-TO W/  | 0   | 0   | 0 | 0 | 1.00   | UT | 0.00     | 0.00           | 100       |
| 5              | 0081       | DECKING WI  | 0   | 0   | 0 | 0 | 1.00   | UT | 0.00     | 0.00           | 100       |

TOTAL OB/XF 4,115

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T |
| 1                | 0100     | C   | SFR                  | 0   |     | A-1      | 0.00  | 0.00  | 4.51        | AC        |     |

| TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 0.80    | 12,000.00  | 9,600.00       | 43,296     |                             |      |         |      |     |    |        |

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 3              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 180,640  |
| TOTAL MARKET OB/XF VALUE  |           | 4,115    |
| TOTAL LAND VALUE - MARKET |           | 43,296   |
| TOTAL MARKET VALUE        |           | 228,051  |
| SOH/AGL Deduction         |           | 0        |
| ASSESSED VALUE            |           | 228,051  |
| TOTAL EXEMPTION VALUE     |           | 0        |
| BASE TAXABLE VALUE        |           | 228,051  |
| TOTAL JUST VALUE          |           | 228,051  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 227,104  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA        |            |           |     |     |        |            |
|-------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1227/0623         | 12/28/2011 | QC        | U   | I   | 11     | 100        |

GRANTOR: JAMES D TUNSIL & PEAR  
GRANTEE: TUNSIL JAMES D

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS   |  |  |  |  |  |  |  |  |  |  |  |
|---|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W46 S35 FOP= S7 E46 N7 W46 E46 N6 E11 FGR= S7 E24 N29 W24 S22 N22 FSP= N7 W11 S7 E11 W11 N7 S. |  |  |  |  |  |  |  |  |  |  |  |