

BEG AT SE COR OF NW1/4 OF SE1/4,  
 FT, SW 200 FT, SE 100 FT, SW 584  
 471.52 FT TO S LINE OF NW1/4 OF

FENDER JANETTE RENE  
 387 SW SELLER WAY  
 LAKE CITY, FL 32025

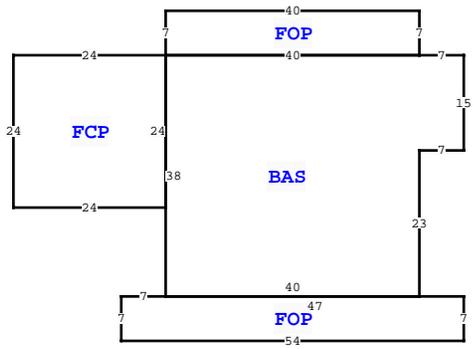
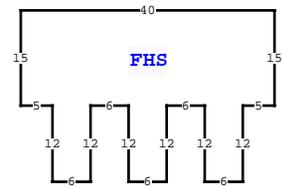
2026

28-4S-17-08802-000



| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 32               | HARDIE BRD    | 100  |
| Roof Structur            | 08               | IRREGULAR     | 100  |
| Roof Cover               | 03               | COMP SHNGL    | 100  |
| Interior Wall            | 05               | DRYWALL       | 100  |
| Interior Floor           | 15               | HARDTILE      | 80   |
| Interior Floor           | 14               | CARPET        | 20   |
| Air Condition            | 03               | CENTRAL       | 100  |
| Heating Type             | 04               | AIR DUCTED    | 100  |
| Bedrooms                 |                  | 3             | 100  |
| Bathrooms                |                  | 2             | 100  |
| Frame                    | 02               | WOOD FRAME    | 100  |
| Stories                  | 1.               | 1.            | 100  |
| Architectural            | 05               | CONV          | 100  |
| Units                    |                  | 0             | 100  |
| Quality                  | 05               | 05            |      |
| DOR CODE                 | 0100             | SINGLE FAMILY |      |
| MAP NUM                  |                  | MKT AREA      | 02   |
| NEIGHBORHOOD/LOC         | 28417.00         | 1.00/         |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR |
| BAS                      | 1,625            | 100           |      |
| FCP                      | 576              | 25            |      |
| FHS                      | 816              | 60            |      |
| FOP                      | 280              | 30            |      |
| FOP                      | 378              | 30            |      |
| TOTALS                   | 3,675            |               |      |

| 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%      | - 2019      |                |                |                 |     |      |      |      |        |
| Heated Area: 2441  |            |           |             |                |                | HX Base Yr 2019 |     |      |      |      |        |



|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 04/07/2025 |
| 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 | YEAR ON |
| 1              | 9945       | Well/Sept   | 0       | 100 | 0 | 1.00  | UT | 7,000.00 | 7,000.00       | 100       |         |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |      |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| 7,000       |          |     |                      |     |     |          |       |       |             |           |      |
| 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                  | 100 |     |          | 0.00  | 0.00  | 10.50       | AC        | 1.00 |

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|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 2              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 287,817  |
| TOTAL MARKET OB/XF VALUE  |           |             | 7,000    |
| TOTAL LAND VALUE - MARKET |           |             | 78,750   |
| TOTAL MARKET VALUE        |           |             | 373,567  |
| SOH/AGL Deduction         |           |             | 142,031  |
| ASSESSED VALUE            |           |             | 231,536  |
| TOTAL EXEMPTION VALUE     | HX HB     | 51,411      |          |
| BASE TAXABLE VALUE        |           |             | 180,125  |
| TOTAL JUST VALUE          |           |             | 373,567  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 376,662  |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 38259      | M H         | 533   | 06/20/2019 |
| 36714      | SFR         | 1,249 | 05/10/2018 |

| SALES DATA        |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1534/507          | 2/11/2025 | QC        | U   | I   | 11     | 100        |

| BUILDING NOTES               |           |    |   |   |    |        |
|------------------------------|-----------|----|---|---|----|--------|
| GRANTOR: HAGLER ERIC C       |           |    |   |   |    |        |
| GRANTEE: FENDER JANETTE RENE |           |    |   |   |    |        |
| 1357/0916                    | 4/06/2018 | WD | Q | V | 03 | 66,800 |
| GRANTOR: RAY & DOTTIE L SHAW |           |    |   |   |    |        |
| GRANTEE: ERIC C & JANETTE F  |           |    |   |   |    |        |

| BUILDING DIMENSIONS  |  |  |  |  |  |  |  |  |  |  |  |
|--|--|--|--|--|--|--|--|--|--|--|--|
| FHS=[ORIG=0,-30] N12 E5 N15 W40 S15 E5 S12 E6 N12 E6 S12 E6 N12 E6 S12 E6 \$BAS=[ORIG=0,0] W7 W40 S38 E40 N23 E7 N15 \$FCP=[ORIG=-47,0] W24 S24 E24 N24 \$FOP=[ORIG=-47,38] W7 S7 E54 N7 W47 \$FOP=[ORIG=-7,0] N7 W40 S7 E40 \$. |  |  |  |  |  |  |  |  |  |  |  |

| LAND DESCRIPTION |          | TOTAL OB/XF |                      |     |     |          |       |       |             |           |      |        |         | 7,000      |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS         | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  | % 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 |     |          | 0.00  | 0.00  | 10.50       | AC        | 1.00 | 1.00   | 1.00    | 7,500.00   | 7,500.00       | 78,750     |                             |      |         |      |     |    |        |