

COMM SW COR OF NE1/4 OF NW1/4,
 RUN N 332.7 FT FOR POB, RUN E
 300 FT, N 130 FT, W 300 FT, S

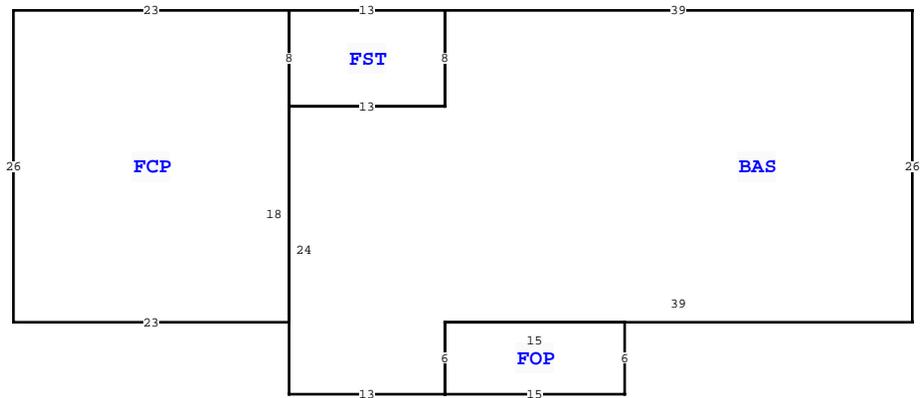
CHARLES JOHNNY R II/OGBURN JESSICA
 273 SW WENDY TER
 LAKE CITY, FL 32025

2026

28-4S-17-08821-000

| ELEMENT | CD | CONSTRUCTION |
|--------------------|-----|----------------|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 12 | HARDWOOD 90 |
| Interior Floor | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.1 | 1. 100 |
| Architectual Units | 05 | CONV 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 | 100% | 2019 | 132.61 | 206,872 | 1965 | 1965 | 0 | 0 | 35.00 | 65.00 |



| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 134,467 |
| TOTAL MARKET OB/XF VALUE | | 1,367 |
| TOTAL LAND VALUE - MARKET | | 18,000 |
| TOTAL MARKET VALUE | | 153,834 |
| SOH/AGL Deduction | | 54,130 |
| ASSESSED VALUE | | 99,704 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 48,293 |
| TOTAL JUST VALUE | | 153,834 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 149,834 |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 1,326 | 100 | | 1,326 | 114,297 |
| FCP | 598 | 25 | | 150 | 12,930 |
| FOP | 90 | 30 | | 27 | 2,327 |
| FST | 104 | 55 | | 57 | 4,913 |
| TOTALS | 2,118 | | | 1,560 | 134,467 |

273 SW WENDY TER, LAKE CITY

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1412/1090 | 5/20/2020 | QC | U | I | 11 | 100 |
| GRANTOR: JOHNNY R CHARLES II & | | | | | | |
| GRANTEE: JOHNNY R CHARLES II | | | | | | |
| 1354/2661 | 3/06/2018 | WD | Q | I | 01 | 90,000 |
| GRANTOR: STEPHANIE ANN HALEY | | | | | | |
| GRANTEE: JOHNNY R CHARLES II | | | | | | |

| 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 | 100 | 12 | 50 | 1.00 | UT 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 905 |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 10 | 14 | 140.00 | UT 3.30 | 3.30 | 100 | 0 | 0 | 3 | 100 | 462 |

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|------------|-----------|---------|
| | | | 05/08/2026 | | |

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

BUILDING DIMENSIONS
 BAS= W39 FST= W13 S8 E13 N8S8 W13 FCP= N8 W23 S26 E23 N18S S24 E13 FOP= E15 N6 W15S6 N6E39 N26S.

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 18,000.00 | 18,000.00 | 18,000 | | | | | | | |