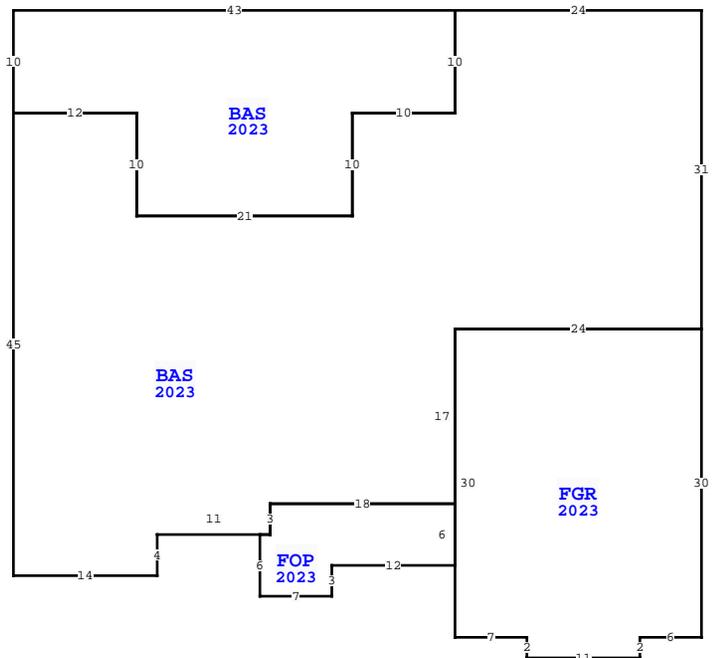


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 100
Interior Floor	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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	0%	- 2026								



VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		455,585
TOTAL MARKET OB/XF VALUE		15,444
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		506,029
SOH/AGL Deduction		0
ASSESSED VALUE		506,029
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		506,029
TOTAL JUST VALUE		506,029
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,927

QUALITY	DOR CODE	MAP NUM	NEIGHBORHOOD/LOC
07 07	0100	SINGLE FAMILY	34316.070 1.00/

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00667	SFR		11/02/2021

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	2023	640	86,087
BAS	2,299	100	2023	2,299	309,238
FGR	742	55	2023	408	54,880
FOP	132	30	2023	40	5,381
TOTALS	3,813			3,387	455,585

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1545/2158	7/24/2025	WD Q	I	01		625,000
GRANTOR: KELII THOMAS AHLO JR						
GRANTEE: SONI DHIMANT						
1493/2424	6/29/2023	LE U	I	14		0
GRANTOR: KELII THOMAS AHLO JR						
GRANTEE: KELII THOMAS AHLO J						

BLD DATE	LGL DATE
	04/14/2026 MLU

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	0	0	0	0	2,548.00	UT	3.00	2022		100	7,644	
2	0104	GENERATOR	0	0	0	0	0	1.00	UT	6,000.00	2023		80	4,800	
3	0169	FENCE/WOOD	0	0	0	0	0	1.00	UT	3,000.00	2023		100	3,000	

EXTRA FEATURES															
4089 NW RIVER SEBASTIAN LN, LAKE CITY															

BUILDING NOTES															
BUILDING DIMENSIONS															

BAS=[YR=2023;ORIG=100,10] W24 S10 W10 S10 W21 N10 W12 S45 E14 N4 E11 N3 E18 N17 E24 N31 \$
 FGR=[YR=2023;ORIG=100,41] W24 S30 E7 S2 E11 N2 E6 N30 \$
 BAS=[YR=2023;ORIG=76,10] W43 S10 E12 S10 E21 N10 E10 N10 \$
 FOP=[YR=2023;ORIG=76,58] W18 S3 W1 S6 E7 N3 E12 N6 \$

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							