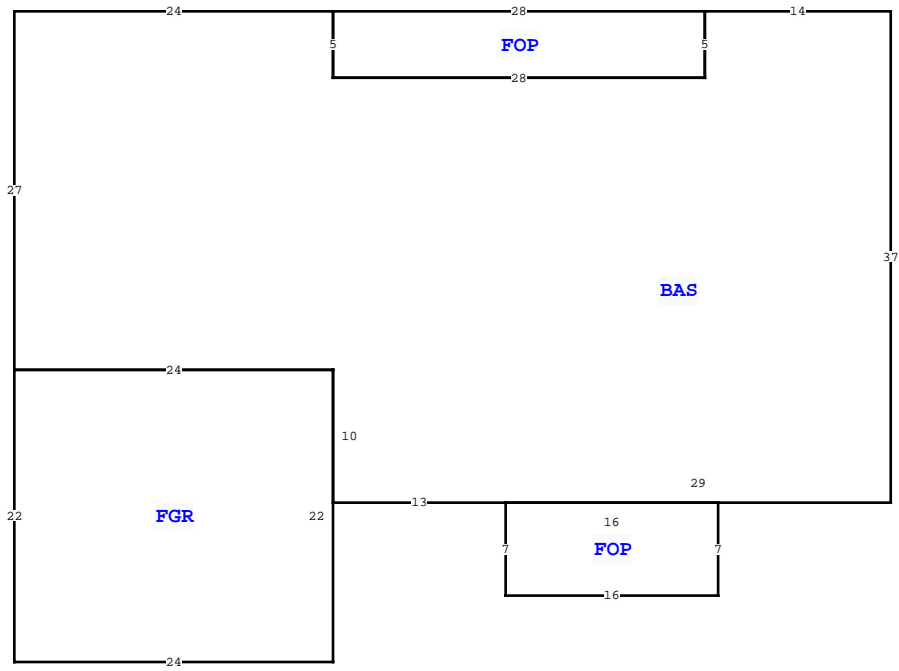


ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	19	COMMON BRK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

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%	- 2020								
					Heated Area: 2062			HX Base Yr 2020			



Quality	06	06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	34316.070	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,062	100		2,062	205,122
FGR	528	55		290	28,849
FOP	112	30		34	3,382
FOP	140	30		42	4,178
TOTALS	2,842			2,428	241,531

4051 NW RIVER SEBASTIAN LN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1,730.00	UT	3.00	100	2007	2007	3	100	5,190	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2007	2007	3	100	1,800	
4	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	100	2014	2014	3	100	800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	3,500.00	100	2023	2022		100	3,500	

TOTAL OB/XF 13,290

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

VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			241,531
TOTAL MARKET OB/XF VALUE			13,290
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			289,821
SOH/AGL Deduction			70,005
ASSESSED VALUE			219,816
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			168,405
TOTAL JUST VALUE			289,821
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			294,128

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3761	SFR	674	06/23/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1391/2421	8/20/2019	WD U		I	37	169,300
GRANTOR: ICILDA & RANSFORD HAR						
GRANTEE: ANTHONY MARK & PAME						
1121/2478	6/08/2007	WD Q	V	01		100
GRANTOR: ICILDA & RANSFORD HAR						
GRANTEE: ICILDA & RANSFORD H						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 FOP= W28 S5 E28 N5\$ S5 W28 N5 W24 S27 FGR= S22 E24 N22 W24\$ E24 S10 E13 FOP= S7 E16 N7 W16\$ E29 N37 \$.	