

BEG NW COR OF SE1/4 OF NW1/4, RU  
379 FT, W 820 FT TO US-41, NW AL  
FT TO S LINE OF NW1/4 OF NW1/4,

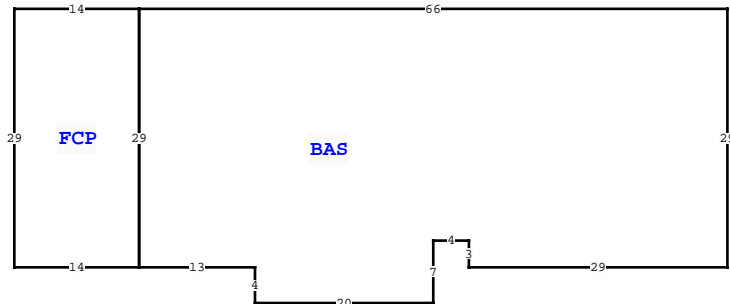
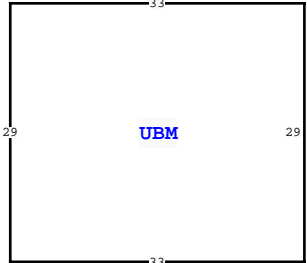
STORY REGINA GAYLE  
PO BOX 2972  
LAKE CITY, FL 32056

**2026**

34-4S-17-08978-000  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	21	STONE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	90
Interior Wall	04	PLYWOOD	10
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
Architctual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,982	100	
FCP	406	25	
UBM	957	20	
TOTALS	3,345		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,275	110.9680	124.28	282,737	1986	1986	0	0	35.00	65.00
1 SINGLE FAM 100% - 0 Heated Area: 1982 HX Base Yr											



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		183,779
TOTAL MARKET OB/XF VALUE		45,645
TOTAL LAND VALUE - MARKET		41,440
TOTAL MARKET VALUE		270,864
SOH/AGL Deduction		104,198
ASSESSED VALUE		166,666
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		110,255
TOTAL JUST VALUE		270,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		343,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051820	Roof Replacement	4,200	12/13/2024
000044720	Storage Building	30,000	06/21/2022
40275	POOL ENCL	0	08/04/2020
39868	POOL	0	06/03/2020
31654	M H	638	12/18/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
6869 S US HIGHWAY 441 , LAKE CITY		05/06/2026		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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0294	SHED WOOD/	0	100	12	56	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
4	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
5	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
7	0280	POOL R/CON	0	100	16	26	416.00	UT	70.00	70.00	100	2020	2020	3	91	26,499	
8	0282	POOL ENCL	0	100	24	48	1,152.00	UT	15.00	15.00	100	2020	2020	3	70	12,096	
<b>TOTAL OB/XF</b>																45,645	

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS= W66 FCP= W14 S29 E14 N29\$ S29 E13 S4 E20 N7 E4 S3 E29  
N29\$ PTR=N40 UBM= W33 S29E33 N29\$S40\$.

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	DPTH 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	2.96	AC		1.00	1.00	1.00	14,000.00	14,000.00	41,440							