

COMM NE COR OF S1/2 OF NE1/4,
S 773.59 FT FOR POB, CONT S
556.01 FT TO SE COR OF NE1/4,

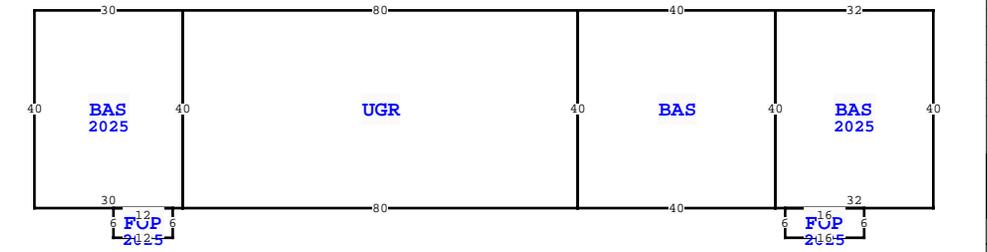
READER MICHAEL EDWARD/READER KIMBERLY BOHEN
195 SW WAVERLY LN
LAKE CITY, FL 32024

2026

36-3S-15-00302-105


| ELEMENT | CD | CONSTRUCTION |
|-------------------|----|-------------------|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 15 | HARDTILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 05 | STEEL 100 |
| Stories | 1. | 1. 100 |
| Architctual Units | 05 | CONV 100 0 100 |

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND |
|------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 0187 | 01 | 5,571 | 111.7200 | 91.61 | 510,359 | 2016 | 2016 | 0 | 0 | 11.25 | 88.75 |



| | | | | | |
|------------------|------------------|---------------|------|--------------|----------------------|
| Quality | 06 | 06 | | | |
| DOR CODE | 0100 | SINGLE FAMILY | | | |
| MAP NUM | | MKT AREA 01 | | | |
| NEIGHBORHOOD/LOC | 36315.00 | 1.00/ | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 1,600 | 100 | | 1,600 | 130,086 |
| BAS | 1,200 | 100 | 2025 | 1,200 | 97,565 |
| BAS | 1,280 | 100 | 2025 | 1,280 | 104,069 |
| FOP | 72 | 30 | 2025 | 22 | 1,788 |
| FOP | 96 | 30 | 2025 | 29 | 2,358 |
| UGR | 3,200 | 45 | | 1,440 | 117,077 |
| TOTALS | 7,448 | | | 5,571 | 452,944 |

195 SW WAVERLY LN, LAKE CITY

| | | | |
|----------|--|-----------|------------|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 |
| INC DATE | | AG DATE | 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 | 100 | 0 | 0 | 0 | | 1,792.00 | UT | 2.00 | | | | 3,584 | |
| 2 | 0104 | GENERATOR | 0 | 100 | 0 | 0 | 0 | | 1.00 | UT | 6,000.00 | | | | 5,400 | |

TOTAL OB/XF 8,984

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D | 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 | 10.14 | AC | | 1.00 | 1.00 | 1.00 | 9,500.00 | 9,500.00 | 96,330 | | | | | | | |

| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 452,944 |
| TOTAL MARKET OB/XF VALUE | | 8,984 |
| TOTAL LAND VALUE - MARKET | | 96,330 |
| TOTAL MARKET VALUE | | 558,258 |
| SOH/AGL Deduction | | 114,120 |
| ASSESSED VALUE | | 444,138 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 392,727 |
| TOTAL JUST VALUE | | 558,258 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 548,686 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|---------|------------|
| 000048923 | Solar Power Syste | 135,000 | 12/28/2023 |
| 33802 | STORAGE | 263 | 03/03/2016 |

| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / I | V / I | RSN CD | SALE PRICE |
| 1309/0430 | 1/29/2016 | WD Q | Q | V | 03 | 36,000 |
| GRANTOR: NUVIEW IRA FBO GEORGE | | | | | | |
| GRANTEE: MICHAEL EDWARD & KI | | | | | | |
| 1296/1493 | 6/09/2015 | WD Q | Q | V | 01 | 30,000 |
| GRANTOR: L DARRYL DUFFE (INDIV | | | | | | |
| GRANTEE: NUVIEW IRA FBO GEOR | | | | | | |

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

| BUILDING DIMENSIONS |
|--|
| UGR=[ORIG=-141,0] W80 S40 E80 N40 \$ |
| BAS=[ORIG=-101,0] W40 S40 E40 N40 \$ |
| BAS=[YR=2025;ORIG=-251,0] E30 S40 W30 N40 \$ |
| FOP=[YR=2025;ORIG=-235,40] E12 S6 W12 N6 \$ |
| BAS=[YR=2025;ORIG=-101,0] E32 S40 W32 N40 \$ |
| FOP=[YR=2025;ORIG=-99,40] E16 S6 W16 N6 \$ |