

COMM AT NE COR OF NE1/4 OF SW 1/  
POB, W 420 FT, S 308.5 FT, E 420  
TO POB. EX .08 AC FOR ADDT'L RD

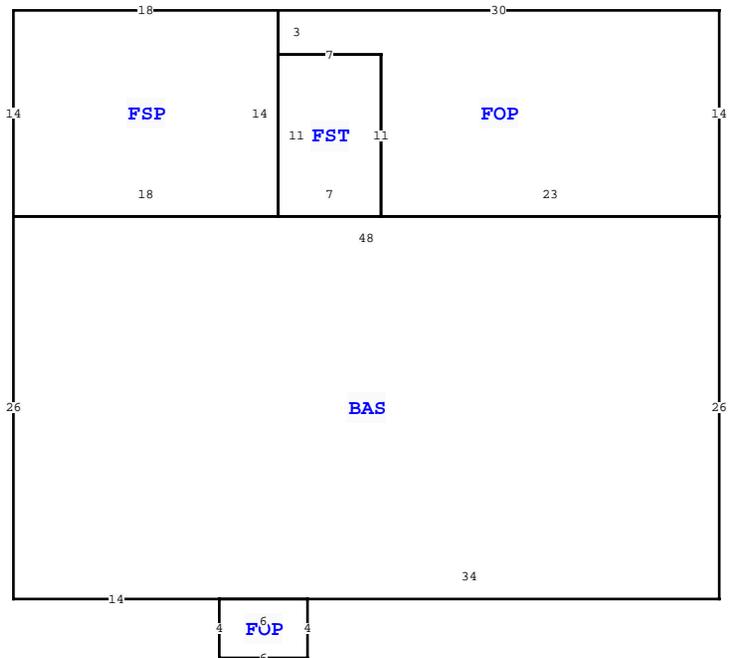
ROSIER LEANDOUS W JR  
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LAKE CITY, FL 32056-2973

**2026**

36-3S-15-00307-002  
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| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 15               | CONC BLOCK    | 100  |
| Roof Structur            | 03               | GABLE/HIP     | 100  |
| Roof Cover               | 03               | COMP SHNGL    | 100  |
| Interior Wall            | 05               | DRYWALL       | 100  |
| Interior Floor           | 14               | CARPET        | 80   |
| Interior Floor           | 08               | SHT VINYL     | 20   |
| Air Condition            | 03               | CENTRAL       | 100  |
| Heating Type             | 04               | AIR DUCTED    | 100  |
| Bedrooms                 |                  | 4             | 100  |
| Bathrooms                |                  | 1.5           | 100  |
| Frame                    | 01               | NONE          | 100  |
| Stories                  | 1.               | 1.            | 100  |
| Architectual             | 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      | 01   |
| NEIGHBORHOOD/LOC         | 36315.00         | 1.00/         |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR |
| BAS                      | 1,248            | 100           |      |
| FOP                      | 24               | 30            |      |
| FOP                      | 343              | 30            |      |
| FSP                      | 252              | 40            |      |
| FST                      | 77               | 55            |      |
| TOTALS                   | 1,944            |               |      |

| 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%      | - 2006      |                |                |     |     |      |      |      |        |
| Heated Area: 1248 HX Base Yr 2006 |            |           |             |                |                |     |     |      |      |      |        |



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|---------------------------|-----------|--|-------------|---|
| VALUATION SUMMARY         |           |  |             |   |
| VALUATION BY              |           |  | STANDARD    |   |
| Tax Group: 3              | Tax Dist: |  |             |   |
| BUILDING MARKET VALUE     |           |  | 122,883     |   |
| TOTAL MARKET OB/XF VALUE  |           |  | 18,532      |   |
| TOTAL LAND VALUE - MARKET |           |  | 35,040      |   |
| TOTAL MARKET VALUE        |           |  | 176,455     |   |
| SOH/AGL Deduction         |           |  | 78,068      |   |
| ASSESSED VALUE            |           |  | 98,387      |   |
| TOTAL EXEMPTION VALUE     | HX HB     |  | 51,411      |   |
| BASE TAXABLE VALUE        |           |  | 46,976      |   |
| TOTAL JUST VALUE          |           |  | 176,455     |   |
| NCON VALUE                |           |  | 0           |   |
| INCOME VALUE              |           |  |             |   |
| PREVIOUS YEAR MKT VALUE   |           |  | 169,259     |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 24059      | REMODEL     | 175 | 01/20/2006 |
| 8612       | M H         | 125 | 07/19/1994 |

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

| BLD DATE |          | LGL DATE   |         |
|----------|----------|------------|---------|
| XF DATE  | INC DATE | LAND DATE  | AG DATE |
|          |          | 04/21/2026 | MLU     |

**BUILDING NOTES**

| BUILDING DIMENSIONS   |  |
|---|--|
| BAS= W48 S26 E14 FOP= S4 E6 N4 W6\$ E34 N26\$ FOP= N14 W30 FSP= W18 S14 E18 N14\$ S3 FST= S11 E7 N11 W7\$ E7 S11 E23\$. |  |

| EXTRA FEATURES |            |             |     |     |    |    |        |    |          |                |           |         |             |   | TOTAL OB/XF |                 |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|----------|----------------|-----------|---------|-------------|---|-------------|-----------------|-------|
| 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 | 19 | 288.00 | UT | 2.50     | 2.50           | 100       | 2006    | 2006        | 3 | 100         | 720             |       |
| 2              | 0252       | LEAN-TO W/  | 0   | 100 | 0  | 0  | 1.00   | UT | 800.00   | 800.00         | 100       | 2016    | 2016        | 3 | 100         | 800             |       |
| 3              | 0260       | PAVEMENT-A  | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 2016    | 2016        | 3 | 100         | 500             |       |
| 4              | 0263       | PRCH, USP   | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 2016    | 2016        | 3 | 100         | 600             |       |
| 5              | 0296       | SHED METAL  | 0   | 100 | 16 | 24 | 1.00   | UT | 6,912.00 | 6,912.00       | 100       | 2024    | 2023        |   | 100         | 6,912           |       |
| 6              | 0030       | BARN, MT    | 0   | 100 | 20 | 30 | 1.00   | UT | 9,000.00 | 9,000.00       | 100       | 2024    | 2023        |   | 100         | 9,000           |       |
|                |            |             |     |     |    |    |        |    |          |                |           |         |             |   |             | 18,532          |       |

| 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  | 2.92        | AC          |     | 1.00     | 1.00   | 1.00    | 12,000.00  | 12,000.00      | 35,040     |                             |      |         |      |     |    |        |