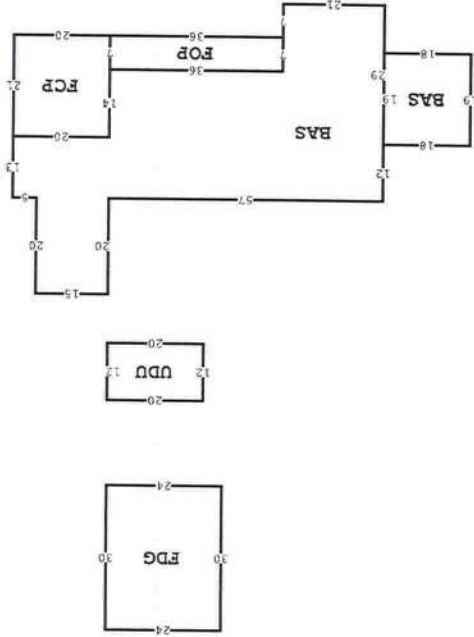


COMM SW COR OF SW1/4 OF NE1/4, R
TO N R/W OF CR-245 FOR POB, R/W
443.89 FT., NE 412.62 FT., SE 789.
TOWNSEND CHAD E/TOWNSEND CLARISSA M
3379 SE COUNTY ROAD 245
LAKE CITY, FL 32025

2023

14-4S-17-08353-002

BUILDING CHARACTERISTICS									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AVG
Exterior Wall	19	COMMON BRK 100	0100	01	3,480	108,2050	89.81	312,539	1972
Roof Structure	03	GABLE/HIP 100	0100	01	3,480	108,2050	89.81	312,539	1972
Roof Cover	03	COMP SHNGL 100	0100	01	3,480	108,2050	89.81	312,539	1972
Interior Wall	05	DRYWALL 100	0100	01	3,480	108,2050	89.81	312,539	1972
Interior Floor	14	CARPET 90	0100	01	3,480	108,2050	89.81	312,539	1972
Interior Floor	15	HARDTILE 10	0100	01	3,480	108,2050	89.81	312,539	1972
Air Condition	03	CENTRAL 100	0100	01	3,480	108,2050	89.81	312,539	1972
Heating Type	04	AIR DUCTED 100	0100	01	3,480	108,2050	89.81	312,539	1972
Bedrooms	3	100	0100	01	3,480	108,2050	89.81	312,539	1972
Bathrooms	2.5	100	0100	01	3,480	108,2050	89.81	312,539	1972
Frames	01	NONE 100	0100	01	3,480	108,2050	89.81	312,539	1972
Stories	1.	100	0100	01	3,480	108,2050	89.81	312,539	1972
Architectural	05	CONV 100	0100	01	3,480	108,2050	89.81	312,539	1972
Condition Adj	03	03 100	0100	01	3,480	108,2050	89.81	312,539	1972
Kitchen Adjus	01	01 100	0100	01	3,480	108,2050	89.81	312,539	1972
Quality	05	05	0100	01	3,480	108,2050	89.81	312,539	1972
DOR CODE	0100	SINGLE FAMILY	0100	01	3,480	108,2050	89.81	312,539	1972
MAP NUM	02	MKT AREA	0100	01	3,480	108,2050	89.81	312,539	1972
NEIGHBORHOOD/LOC	14417.010	1.00/	0100	01	3,480	108,2050	89.81	312,539	1972



AREA	TYPE	TOTAL GROSS	TOTAL ADJ	AREA	VALUE
BAS	342	100	342	19,965	
BAS	2,393	100	2,393	139,695	
FDP	420	25	105	6,130	
FDP	720	60	432	25,219	
FDP	252	30	76	4,437	
UDU	240	55	132	7,706	
TOTALS	4,367		3,480	203,150	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AVG	EVY	ECON	FNCT
1	SINGLE FAM - 100%	- 2014							
0100	01	3,480	108,2050	89.81	312,539	1972	1972	0	0
0100	01	3,480	108,2050	89.81	312,539	1972	1972	0	0
0100	01	3,480	108,2050	89.81	312,539	1972	1972	0	0
0100	01	3,480	108,2050	89.81	312,539	1972	1972	0	0
0100	01	3,480	108,2050	89.81	312,539	1972	1972	0	0
0100	01	3,480	108,2050	89.81	312,539	1972	1972	0	0
0100	01	3,480	108,2050	89.81	312,539	1972	1972	0	0
0100	01	3,480	108,2050	89.81	312,539	1972	1972	0	0

HX Base Yr 2014

VALUATION SUMMARY									
STANDARD	VALUATION BY	Tax Dist:	VALUATION BY	Tax Dist:	VALUATION BY	Tax Dist:	VALUATION BY	Tax Dist:	VALUATION BY
3	3	3	3	3	3	3	3	3	3

BUILDING MARKET VALUE									
203,150	4,988	40,392	248,530	79,598	168,932	50,000	118,932	248,530	0
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
INCOM VALUE									
PREVIOUS YEAR MKT VALUE									

SALES DATA									
OFF RECORD	Number	DATE	TYPE	Q	V	INST	U	I	CD
1266/1887	12/11/2013	WD	U	11	11				
GRANTOR: CHERYL MCGUALLY CORP									
GRANTOR: CHAD & CLARISSA M T									
1266/1886	12/11/2013	WD	Q	I	01				
GRANTOR: CHRISTOPHER & LAURETT									
165,000									

BUILDING NOTES									
GRANTOR: CHAD & CLARISSA M T									
GRANTOR: CHAD & CLARISSA M T									
GRANTOR: CHAD & CLARISSA M T									
GRANTOR: CHAD & CLARISSA M T									
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GRANTOR: CHAD & CLARISSA M T									
GRANTOR: CHAD & CLARISSA M T									

BUILDING DIMENSIONS									
BAS= W57 S12 BAS= W18 S19 E18 N19 S29 E21 N7 FOP= E36N7 W36									
S75 N7 E36 FCP= S7 E20 N21 W20 S14 S N14 E20 N13 W5 N20 W15									
S205 PTR=N30 UDU= N12 W20 S12 E205 S305 PTR= N60PDC= N30 W24									
S30 E24 S50 S.									

EXTRA FEATURES									
BLD DATE	XF DATE	INC DATE	ADJ UNIT	COND	ON	YEAR	ACTUAL	Q	COND
06/01/2022	06/01/2022	06/01/2022	100	0	0	0	0	0	0
06/01/2022	06/01/2022	06/01/2022	100	0	0	0	0	0	0
06/01/2022	06/01/2022	06/01/2022	100	0	0	0	0	0	0
06/01/2022	06/01/2022	06/01/2022	100	0	0	0	0	0	0
06/01/2022	06/01/2022	06/01/2022	100	0	0	0	0	0	0
06/01/2022	06/01/2022	06/01/2022	100	0	0	0	0	0	0
06/01/2022	06/01/2022	06/01/2022	100	0	0	0	0	0	0
06/01/2022	06/01/2022	06/01/2022	100	0	0	0	0	0	0
06/01/2022	06/01/2022	06/01/2022	100	0	0	0	0	0	0

TOTAL OB/XF									
4,988									

LAND DESCRIPTION									
L	USE	LAND USE	DESCRIPTION	CAP	R	LOC	FRONT	DEPTH	TOT LND UTS
1	0100	SFR		100	A-1		0.00	0.00	7.48 AC
1	0100	SFR		100	A-1		0.00	0.00	7.48 AC
1	0100	SFR		100	A-1		0.00	0.00	7.48 AC
1	0100	SFR		100	A-1		0.00	0.00	7.48 AC
1	0100	SFR		100	A-1		0.00	0.00	7.48 AC
1	0100	SFR		100	A-1		0.00	0.00	7.48 AC
1	0100	SFR		100	A-1		0.00	0.00	7.48 AC
1	0100	SFR		100	A-1		0.00	0.00	7.48 AC
1	0100	SFR		100	A-1		0.00	0.00	7.48 AC