

CANZANO KYLE
405 SW WALTER AVE
LAKE CITY, FL 32024

01-5S-16-03400-002

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	13	LAM/VNLPLK 90			
Interior Floo	14	CARPET 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			
Architectual Units	05	CONV 100 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	1516.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	130	100		130	15,819
BAS	1,652	100		1,652	201,025
FCP	400	25		100	12,169
FOP	120	30		36	4,380
TOTALS	2,302			1,918	233,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,918	114.3630	128.09	245,677	1975	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2024 Heated Area: 1782 HX Base Yr 2024

Diagram showing lot dimensions and area calculations:

Basement (BAS) area: 1782 sq ft

Front Porch (FOP) area: 120 sq ft

Front Yard (FCP) area: 400 sq ft

Total Lot Area: 2302 sq ft

QUALITY

05	05
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EXTRA FEATURES

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	0258	PATIO	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	140	
2	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0294	SHED WOOD/	0 100	14	20	280.00	UT	7.50	7.50	75	1993	1993	3	75	1,575	
TOTAL OB/XF 1,915																

LAND DESCRIPTION

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	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 02/14/2022 BY CP

Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	
Tax Dist:	
BUILDING MARKET VALUE	233,393
TOTAL MARKET OB/XF VALUE	1,915
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	253,308
SOH/AGL Deduction	0
ASSESSED VALUE	253,308
TOTAL EXEMPTION VALUE	HX HB WR 55,722
BASE TAXABLE VALUE	197,586
TOTAL JUST VALUE	253,308
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,765

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1459/205	1/31/2022	WD	Q	I	01	269,900

GRANTOR: FIORENZA CHARLES

GRANTEE: CANZANO KYLE

1316/2461 6/13/2016 WD Q I 01 128,500

GRANTOR: ABRAM B HUBER

GRANTEE: CHARLES & ALICIA FI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W56 S13 W10 S14 E20 E46 N27 \$
FCP=[ORIG=-66,13] N10 W20 S20 E20 N10 \$
BAS=[ORIG=-56,0] W10 S13 E10 N13 \$
FOP=[ORIG=-46,27] S6 E20 N6 W20 \$
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