

LOT 23 SEDGEFIELD S/D PHASE 1.
990-2676, PB 1305-1323, 1308-187

LOPEZ JAVIER
15183 NW 150TH AVE, APT 1019
ALACHUA, FL 32615

2026

03-6S-16-03767-123



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 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		02

NEIGHBORHOOD/LOC	3616.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,131	100		4,131	413,232
FCP	550	25		138	13,805
FOP	542	30		163	16,306
UDU	320	55		176	17,606
UOP	489	20		98	9,803

TOTALS	6,032			4,706	470,750
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00
2	0166	CONC, PAVMT	0	0	0	0	914.00	UT	2.00
3	0260	PAVEMENT-A	0	0	0	0	5,850.00	UT	1.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		A-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,706	111.6470	125.04	588,438	2005	2005	0	0	20.00	80.00

1 SINGLE FAM 0% - 0

Heated Area: 4131

HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/07/2025 MLU

TOTAL OB/XF															12,603
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
1	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	100
2	0166	CONC, PAVMT	0	0	0	0	914.00	UT	2.00	2.00	100	2005	2005	3	100
3	0260	PAVEMENT-A	0	0	0	0	5,850.00	UT	1.50	1.50	100	2005	2005	3	100