

THE THEOS TRUST
3811 TURNING TIDES TER
BRADENTON, FL 34208

05-4S-17-14242-003

BUILDING CHARACTERISTICS

COLUMBIA COUNTY PROPERTY

ELEMENT CD

CONSTRUCTION

Exterior Wall 17

MSNRY STUC 60

Exterior Wall 05

AVERAGE 40

Roof Structur 03

GABLE/HIP 100

Roof Cover 03

COMP SHNGL 100

Interior Wall 05

DRYWALL 100

Interior Floo 13

LAM/VNLPLK 100

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

Architectural 05

CONV 100

Units 0 100

Condition Adj 03

03 100

Kitchen Adjus 01

01 100

Quality 05

05

DOR CODE 0401

TOWNHOUSE

MAP NUM

MKT AREA 06

NEIGHBORHOOD/LOC 870317.00

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

351

100

351

25,859

BAS

1,414

100

1,414

104,174

FOP

12

30

4

295

TOTALS

1,777

1,769

130,328

EXTRA FEATURES

992 S MARION AVE, LAKE CITY

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

REVIEW DATE

12/20/2021

BY

CP

Total Acres:

0.04

Total Land Value:

1,342

Market:

0

Agricultural:

0

Common:

1,342

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MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

1200 01 1,769 107.8000 109.96 194,519 1980 1995 0 0 33.00 67.00

1 TOWNHOUSE 0% - 2024 Heated Area: 1765 HX Base Yr

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

VALUATION SUMMARY

VALUATION BY STANDARD

Tax Group: 1 Tax Dist:

BUILDING MARKET VALUE 130,328

TOTAL MARKET OB/XF VALUE 0

TOTAL LAND VALUE - MARKET 1,342

TOTAL MARKET VALUE 131,670

SOH/AGL Deduction 0

ASSESSED VALUE 131,670

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 131,670

TOTAL JUST VALUE 131,670

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 133,809

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1499/18 4/20/2023 QC U I 11 100

GRANTOR: DOMINION REAL ESTATE

GRANTEE: THE THEOS TRUST

1462/1793 3/17/2022 WD U I 11 100

GRANTOR: DOMINION ESTATE LLC

GRANTEE: DOMINION REAL ESTAT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] N46 W4 W27 S46 E13 N3 E4 S3 E14 \$

BAS=[ORIG=-4,-46] N13 W27 S13 E27 \$

FOP=[ORIG=-18,0] E4 N3 W4 S3 \$