

COMM SW COR OF SEC FOR POB, N 26
861.29 FT TO SW R/W OF RR, S 44
R/W 361.44 FT TO S LINE OF SEC 1

GRACY LAURENCE C
126 LIVE OAK LN
LARGO, FL 33770

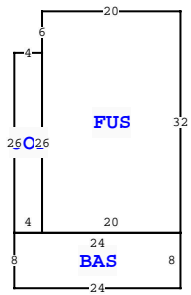
2025

18-7S-17-10019-000
VALUATION SUMMARY

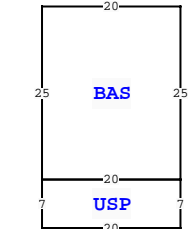
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectural Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,402	102.0600	114.31	160,263	1985	1985	0	0	35.00	65.00

1 SINGLE FAM - 100% - 0 Heated Area: 1332 HX Base Yr



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	18717.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	14,266
BAS	500	100		500	37,151
FUS	640	100		640	47,553
UOP	104	20		21	1,561
USP	140	35		49	3,641
TOTALS	1,576			1,402	104,171



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		104,171
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		35,880
TOTAL MARKET VALUE		140,851
SOH/AGL Deduction		56,393
ASSESSED VALUE		84,458
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,736
TOTAL JUST VALUE		140,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1448/655	9/17/2021	LE U		I	14	75,000

GRANTOR: GRACY LAURENCE C (LIF)
GRANTEE: CLARKSON TODD F TRU

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
4	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 S25 USP= S7 E20 N7 W20\$ E20 N25\$ PTR=N30 FUS= N32	
W20 S6 UOP= W4 S26 BAS= S8 E24 N8 W24\$ E4 N26\$ S26 E20\$ S30\$.	

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	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
3	9900	C	AC NON-AG	100		A-1	0.00	0.00	3.98	AC		1.00	1.00	1.00	6,000.00	6,000.00	23,880							