

KAVANAGH KATHRYN ANN
449 SW JANUARY DR
LAKE CITY, FL 32024

22-4S-16-03090-311

0201

02

3,421

115.9000

108.95

372,718

2010

2009

0

0

39.00

61.00

1

MANUF 1

100% - 2010

Heated Area: 2730

HX Base Yr 2010

15

24

15

15

24

6

37

15

30

46

30

16

8

16

8

UEP

UEP

BAS

FSP

05

05

0200

MOBILE HOME

MAP NUM

MKT AREA

06

22416.00

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,730

100

2,730

181,435

FSP

128

40

51

3,389

UEP

360

70

252

16,748

UEP

555

70

388

25,787

TOTALS

3,773

3,421

227,358

449 SW JANUARY DR, LAKE CITY

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023

MLU

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

0070

CARPORT UF

0 100

23

24

552.00

UT

3.50

3.50

100

2009

2009

3

100

1,932

2

0031

BARN,MT AE

0 100

23

34

552.00

UT

10.00

10.00

100

2009

2009

3

100

5,520

3

9945

Well/Sept

0 100

0

0

1.00

UT

7,000.00

7,000.00

100

3

100

7,000

4

0166

CONC,PAVMT

0 100

12

134

1,608.00

UT

2.25

2.25

100

2009

2009

3

100

3,618

5

0190

FPLC PF

0 100

0

0

1.00

UT

1,200.00

1,200.00

100

2009

2009

3

100

1,200

6

0169

FENCE/WOOD

0 100

0

0

1.00

UT

0.00

0.00

100

2014

2014

3

100

1,400

7

0294

SHED WOOD/

0 100

0

0

1.00

UT

0.00

0.00

100

2014

2014

3

100

600

8

0060

CARPORT F

0 100

0

0

1.00

UT

0.00

0.00

100

2014

2014

3

100

600

9

0294

SHED WOOD/

0 100

0

0

1.00

UT

0.00

0.00

100

2014

2014

3

100

300

10

0263

PRCH,USP

0 100

0

0

1.00

UT

0.00

0.00

100

2019

2019

3

100

800

LAND DESCRIPTION

TOTAL OB/XF

22,970

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

1

0200

C

MBL HM

100

RSF-1

0.00

0.00

1.00

LT

1.00

1.00

1.00

22,500.00

22,500.00

22,500

REVIEW DATE

04/08/2025

BY

KS

Total Acres:

1.00

Total Land Value:

22,500

Market:

0

Agricultural:

0

Common:

22,500

PRINTED 09/19/2025 BY SYS

VALUATION BY

Tax Group: 3

Tax Dist:

STANDARD

BUILDING MARKET VALUE

227,358

TOTAL MARKET OB/XF VALUE

23,070

TOTAL LAND VALUE - MARKET

22,500

TOTAL MARKET VALUE

272,928

SOH/AGL Deduction

106,546

ASSESSED VALUE

166,382

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

115,660

TOTAL JUST VALUE

272,928

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

287,837

PERMIT NUM

DESCRIPTION

AMT

ISSUED

000044997

Roof Replacement

19,695

07/20/2022

27870

M H

518

06/11/2009

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

I

V I

RSN CD

SALE PRICE

1295/2407

6/05/2015

QC

U

I

11

100

GRANTOR: KATHRYN A KAVANAGH

GRANTEE: KATHRYN ANN KAVANAG

1213/1770

4/26/2011

WD

U

I

11

100

GRANTOR: KATHRYN ANN KAVANAGH

GRANTEE: KATHRYN ANN & SEAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UEP= N15 W24 S15 E24\$ W24 S15 W9 S30 E46 FSP= S8 E16 N8 W16\$ E30 N30 UEP= N15 W37 S15 E37\$ W37 N15\$.

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[illegible]