

LOT 3 WOODBOROUGH S/D PHASE 8.  
ORB 843-2202.

HENTZELMAN STEVE L/HENTZELMAN STEVE L  
289 NW SCENIC LAKE DR  
LAKE CITY, FL 32055

2025

23-3S-16-02268-603



| BUILDING CHARACTERISTICS |                    |                |
|--------------------------|--------------------|----------------|
| ELEMENT                  | CD                 | CONSTRUCTION   |
| Exterior Wall            | 19                 | COMMON BRK 100 |
| Roof Structur            | 08                 | IRREGULAR 100  |
| Roof Cover               | 14                 | PREFIN MT 100  |
| Interior Wall            | 05                 | DRYWALL 100    |
| Interior Floo            | 15                 | HARDTILE 80    |
| Interior Floo            | 14                 | CARPET 20      |
| Air Condition            | 03                 | CENTRAL 100    |
| Heating Type             | 04                 | AIR DUCTED 100 |
| Bedrooms                 |                    | 3 100          |
| Bathrooms                |                    | 3 100          |
| 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                  | 09                 | 09             |
| DOR CODE                 | 0100 SINGLE FAMILY |                |
| MAP NUM                  |                    | MKT AREA 06    |
| NEIGHBORHOOD/LOC         | 23316.010 1.00/    |                |
| AREA TYPE                | TOTAL GROSS AREA   | PCT OF BASE    |
| BAS                      | 2,802              | 100            |
| FGR                      | 625                | 55             |
| FOP                      | 183                | 30             |
| FSP                      | 232                | 40             |
| TOTALS                   | 3,842              |                |

| MARKET ADJUSTMENTS                                           |       |           |             |                |                |      |      |      |      |       |        |
|--------------------------------------------------------------|-------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                                         | MDL   | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100                                                         | 01    | 3,294     | 170.5600    | 184.20         | 606,755        | 2001 | 2001 | 0    | 0    | 23.00 | 77.00  |
| 1 SINGLE FAM - 100% - 2002 Heated Area: 2802 HX Base Yr 2002 |       |           |             |                |                |      |      |      |      |       |        |
|                                                              |       |           |             |                |                |      |      |      |      |       |        |
| TOTALS                                                       | 3,842 |           | 3,294       | 467,201        |                |      |      |      |      |       |        |

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|--------------------------------|--|-------------|-------------|--------|--------|
| VALUATION SUMMARY              |  |             |             |        |        |
| VALUATION BY                   |  |             | STANDARD    |        |        |
| Tax Group: 2                   |  | Tax Dist:   |             |        |        |
| BUILDING MARKET VALUE          |  |             | 467,201     |        |        |
| TOTAL MARKET OB/XF VALUE       |  |             | 4,400       |        |        |
| TOTAL LAND VALUE - MARKET      |  |             | 38,500      |        |        |
| TOTAL MARKET VALUE             |  |             | 510,101     |        |        |
| SOH/AGL Deduction              |  |             | 191,968     |        |        |
| ASSESSED VALUE                 |  |             | 318,133     |        |        |
| TOTAL EXEMPTION VALUE          |  |             | HX          | HB     | 50,722 |
| BASE TAXABLE VALUE             |  |             | 267,411     |        |        |
| TOTAL JUST VALUE               |  |             | 510,101     |        |        |
| NCON VALUE                     |  |             | 0           |        |        |
| INCOME VALUE                   |  |             |             |        |        |
| PREVIOUS YEAR MKT VALUE        |  |             | 497,539     |        |        |
|                                |  |             |             |        |        |
|                                |  |             |             |        |        |
|                                |  |             |             |        |        |
| PERMIT NUM                     |  | DESCRIPTION |             | AMT    |        |
| ISSUED                         |  |             |             |        |        |
| 17597                          |  | SFR         |             | 500    |        |
|                                |  |             |             |        |        |
|                                |  |             |             |        |        |
|                                |  |             |             |        |        |
|                                |  |             |             |        |        |
|                                |  |             |             |        |        |
| SALES DATA                     |  |             |             |        |        |
| OFF RECORD                     |  | TYPE        |             | Q / V  |        |
| Number                         |  | INST        |             | I / V  |        |
| DATE                           |  | WD          |             | Q V    |        |
| 0843/2202                      |  | 8/12/1997   |             | 20,000 |        |
| GRANTOR: WOODBOROUGH CORP & RO |  |             |             |        |        |
| GRANTEE: HENTZELMAN            |  |             |             |        |        |
|                                |  |             |             |        |        |
|                                |  |             |             |        |        |
|                                |  |             |             |        |        |
| BUILDING NOTES                 |  |             |             |        |        |

| EXTRA FEATURES               |            |             |                      |     |     |          |       |       |                |           |         |
|------------------------------|------------|-------------|----------------------|-----|-----|----------|-------|-------|----------------|-----------|---------|
| L N                          | OB/XF CODE | DESCRIPTION | BLD CAP              | L   | W   | UNITS    | UT    | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1                            | 0166       | CONC, PAVMT | 0 100                | 0   | 0   | 2,060.00 | UT    | 1.50  | 1.50           | 100       | 2001    |
| 2                            | 0294       | SHED WOOD/  | 0 100                | 12  | 14  | 168.00   | UT    | 7.50  | 7.50           | 100       | 2001    |
| 3                            | 0252       | LEAN-TO W/  | 0 100                | 0   | 0   | 1.00     | UT    | 0.00  | 0.00           | 100       | 2009    |
| TOTAL OB/XF 4,400            |            |             |                      |     |     |          |       |       |                |           |         |
| LAND DESCRIPTION             |            |             |                      |     |     |          |       |       |                |           |         |
| L N                          | USE CODE   | CLS         | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS    | UNIT TYPE | D T     |
| 1                            | 0100       | C           | SFR                  | 100 |     | A-1      | 0.00  | 0.00  | 1.00           | LT        | 1.00    |
| REVIEW DATE 05/15/2023 BY JB |            |             |                      |     |     |          |       |       |                |           |         |