LOT 6 BLOCK 11 LAKE FOREST S/D
UNIT 5. ORB 913-876, WD 1365-2306,

TRAN MINH T
782 SW ALAMO DR
LAKE CITY, FL 32025

2025

31-3S-17-07971-000

BUILDING CHARACTERISTICS

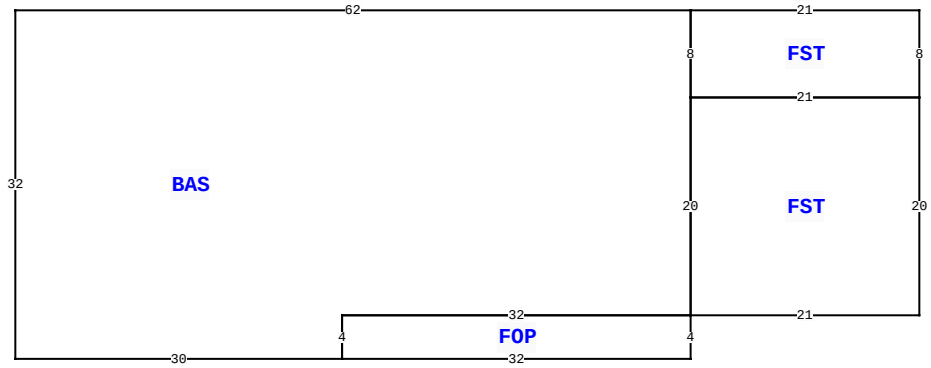
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100		1,856	156,591
FOP	128	30		38	3,206
FST	168	55		92	7,762
FST	420	55		231	19,490
TOTALS	2,572			2,217	187,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,217	120.1830	129.80	287,767	1969	1985	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1856 HX Base Yr 2019



782 SW ALAMO DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		187,049
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		205,849
SOH/AGL Deduction		60,936
ASSESSED VALUE		144,913
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,191
TOTAL JUST VALUE		205,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		200,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1365/2306	7/31/2018	WD	Q	I	01	152,000
GRANTOR: MARY B BROWN						
GRANTEE: MINH T TRAN						
0913/0876	10/23/2000	WD	Q	I		91,000
GRANTOR: THOMAS & MARTHA MIER						
GRANTEE: MARY B BROWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S32 E30 FOP= E32 N4W32S4$ N4 E32 FST= E21 N20 W21 S20$ N20 FST= E21 N8 W21 S8$ N8$.

EXTRA FEATURES

LN	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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 300

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		*RSF-2	130.00	147.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/24/2016 BY DF Total Acres: 0.44 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 04/25/2025 BY SYS