

N DIV: BEG NE COR BLOCK 128, RUN  
 W R/W FOURTH ST 74.25 FT, W 78 F  
 FT TO S R/W FRANKLIN ST, E ALONG

CCCB LLC  
 517 HARDWOOD CIR  
 ORLANDO, FL 32828

**2026**

00-00-00-12200-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	07	CORK/VTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectual Units	05	CONV	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	830317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	28	100	
BAS	70	100	
BAS	750	100	
FCP	252	25	
TOTALS	1,100		911 59,227

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2026								
Heated Area: 848 HX Base Yr											

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE			59,227
TOTAL MARKET OB/XF VALUE			100
TOTAL LAND VALUE - MARKET			6,412
TOTAL MARKET VALUE			65,739
SOH/AGL Deduction			0
ASSESSED VALUE			65,739
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			65,739
TOTAL JUST VALUE			65,739
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			64,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/1553	2/24/2026	WD	U	I	12	100,000
GRANTOR: CARRINGTON MORTGAGE S						
GRANTEE: CCCB LLC						
1552/185	10/01/2025	CT	U	I	18	100
GRANTOR: JULIAO BRANDY MAY						
GRANTEE: CARRINGTON MORTGAGE						

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	0080	DECKING	0	0	0	0		0.00	100	2015	2015	3	100	100	

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	0			0.00	0.00	6,750.00	SF		1.00	1.00	1.00	0.95	0.95	6,412							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W30 S25 E30 FCP= E14 N20 W10 BAS= W4 S7 E4 N7\$ S7 W4 S13\$ N20 BAS= E14 N5 W14 S5\$ N5\$.											