

S DIV: E 90 FT OF LOT 1 BLOCK B,
533-734, 527-194, 938-2, WD 1175

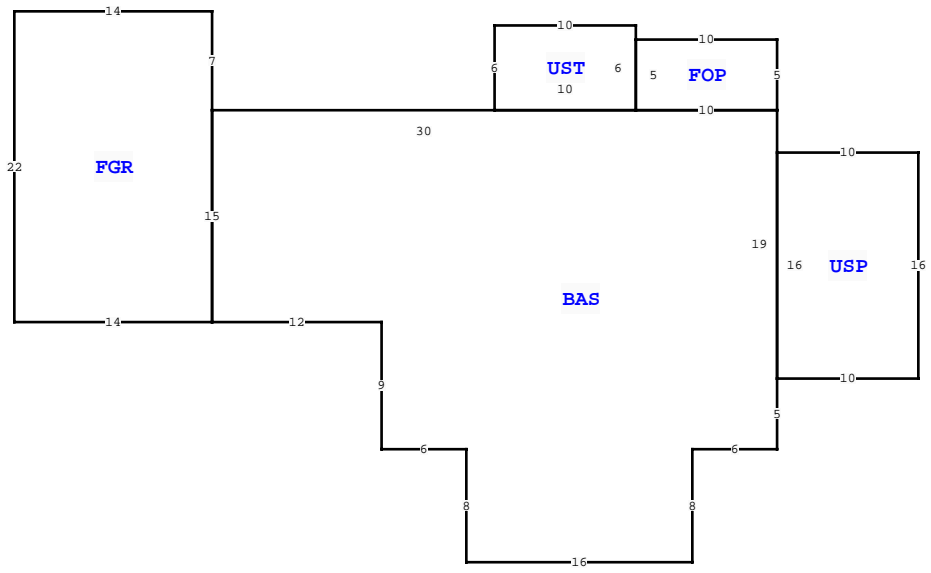
SANDUSKY SERENA
139 SE CAMP ST
LAKE CITY, FL 32025

2026

00-00-00-13787-000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2023		Heated Area: 980					HX Base Yr 2023	



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	980	100		980	94,378
FGR	308	55		169	16,275
FOP	50	30		15	1,444
USP	160	35		56	5,393
UST	60	45		27	2,600
TOTALS	1,558			1,247	120,091

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	0166	CONC,PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0169	FENCE/WOOD	0	100	0	1.00	UT	800.00	800.00	50	1993	1993	3	50	400	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/12/2026	MLU

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		120,091
TOTAL MARKET OB/XF VALUE		650
TOTAL LAND VALUE - MARKET		6,188
TOTAL MARKET VALUE		126,929
SOH/AGL Deduction		6,340
ASSESSED VALUE		120,589
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		69,178
TOTAL JUST VALUE		126,929
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/20	5/24/2022	WD	Q	I	01	120,000
GRANTOR: M & J SAMPSON LLC						
GRANTEE: SANDUSKY SERENA						
1454/2267	12/14/2021	CT	U	I	18	60,000
GRANTOR: BODNAR JOHN R						
GRANTEE: M & J SAMPSON LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP= N5 W10 S5 E10\$ BAS= W10UST= N6 W10 S6 E10\$ W30 FGR= N7 W14 S22 E14 N15\$ S15 E12 S9 E6 S8 E16 N8 E6 N5 USP= E10 N16 W10 S16\$ N19\$.	

LAND DESCRIPTION		TOTAL OB/XF 650																						
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		RO	55.00	90.00	4,950.00	SF		1.00	1.00	1.00	1.25	1.25	6,188							