

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
ArchitECTUAL	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	0%	- 2026	89.76	106,276	1955	1955	0	0	35.00	65.00

Heated Area: 1095 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		69,079
TOTAL MARKET OB/XF VALUE		320
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		87,899
SOH/AGL Deduction		0
ASSESSED VALUE		87,899
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		87,899
TOTAL JUST VALUE		87,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,899

Quality	03	03			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	1416.0200	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,095	100		1,095	63,887
FOP	20	30		6	350
UCP	280	20		56	3,268
UST	60	45		27	1,576
TOTALS	1,455			1,184	69,079

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052829	Electrical Servic		04/04/2025
000050551	Roof Replacement	6,300	08/14/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/1534	5/07/2025	WD	U	I	11	100

GRANTOR: SCAMMACCA PAUL
GRANTEE: LLSS REAL ESTATE LL
1520/930 7/29/2024 WD Q I 01 100,000
GRANTOR: ADT INSPECTIONS LLC
GRANTEE: SCAMMACCA PAUL

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	0296	SHED METAL	0	0	8	8			5.00	100	1993	1993	3	100	320	

1895 SW LESLIE GLN, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W43 S21 E36 FOP= S4 E5 N4 W5 E5UCP= S20 E14 N20 W14 E14 N16 UST= N5 W12 S5 E12 W12 N5.	

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	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							