

COMM SW COR OF NE1/4 OF NW1/4, R  
FOR POB, RUN N 601.81 FT, NE 119  
FT, S 700.63 FT TO S LINE OF NE1

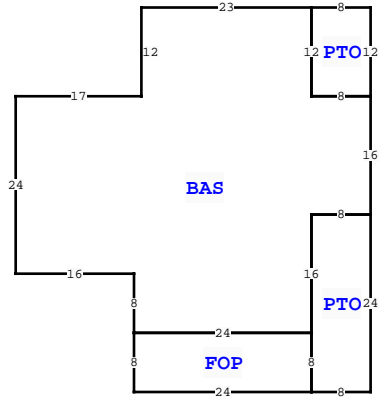
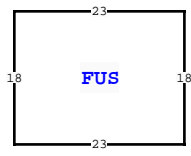
RHODEN MARCIA  
326 SE SPEEDY LN  
LULU, FL 32061

**2026**

03-5S-18-10563-001  


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	06	BD/BATTEN	80		
Exterior Wall	08	WD OR PLY	20		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	08	SHT VINYL	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms			3 100		
Bathrooms			2 100		
Frame	01	NONE	100		
Stories	1.5	1.5	100		
Architectual	05	CONV	100		
Units			0 100		
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100		SINGLE FAMILY		
MAP NUM		MKT AREA	04		
NEIGHBORHOOD/LOC	1518.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,556	100		1,556	110,212
FOP	192	30		58	4,108
FUS	414	100		414	29,324
PTO	96	5		5	354
PTO	192	5		10	709
TOTALS	2,450			2,043	144,707

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2000								
					Heated Area: 1970			HX Base Yr 2000			



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			144,707
TOTAL MARKET OB/XF VALUE			4,150
TOTAL LAND VALUE - MARKET			30,250
TOTAL MARKET VALUE			179,107
SOH/AGL Deduction			80,955
ASSESSED VALUE			98,152
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			46,741
TOTAL JUST VALUE			179,107
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			179,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/1909	2/03/2021	QC	U	I	11	100
GRANTOR: ERWIN ELIJAH BRYAN II						
GRANTEE: RHODEN MARCIA D						
0885/1160	7/29/1999	WD	Q	I		79,000
GRANTOR: J RYAN						
GRANTEE: ERWIN & RHODEN						

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	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	0	0	3	100	1,200	
2	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00	100	2005	2005	3	100	1,200	
3	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	600	
4	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	200	
6	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	400	
7	0252	LEAN-TO W/	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	50	
8	0070	CARPORT UF	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	300	

TOTAL OB/XF										4,150						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE											
			04/28/2025			MLU										

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W17 S24 E16 S8 FOP= S8E24 N8 W24\$ E24 PTO= S8 E8 N24 W8 S16\$ N16 E8 N16 PTO= N12 W8 S12 E8\$ W8 N12 W23 S12\$PTR=N30 FUS= N18 W23 S18 E23\$ S30\$.									

LAND DESCRIPTION										TOTAL OB/XF										4,150				
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			0.00	0.00	6.05	AC		1.00	1.00	1.00	5,000.00	5,000.00	30,250							