LOT 2 BLOCK 9 LAKEWOOD S/D.

502-620, 645-388, 650-500, 842-1

LENZ THOMAS ANDREW/LENZ ASHELEE
2292 HAWICK LN
WINTER PARK, FL 32792

**2027**

**05-4S-17-07834-000**

## BUILDING CHARACTERISTICS

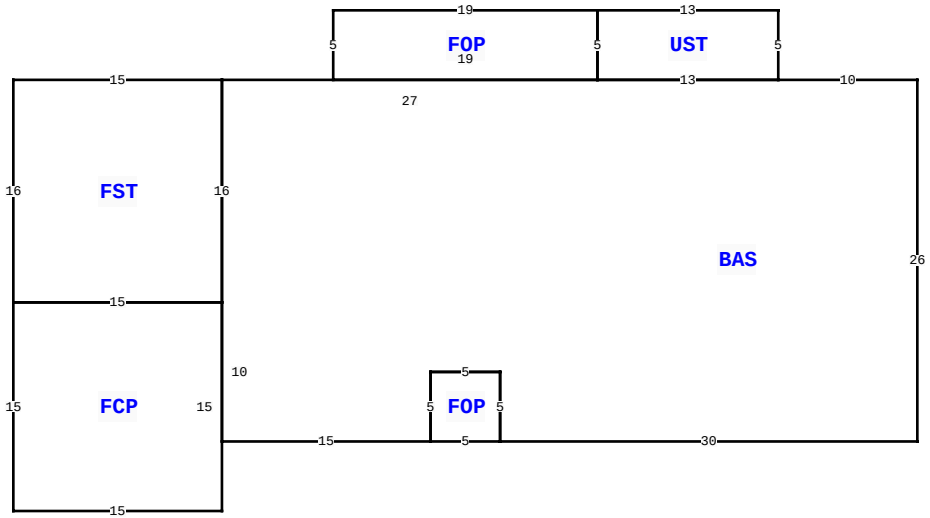
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 5417.0500 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,275 | 100 | | 1,275 | 114,687 |
| FCP | 225 | 25 | | 56 | 5,037 |
| FOP | 25 | 30 | | 8 | 720 |
| FOP | 95 | 30 | | 28 | 2,519 |
| FST | 240 | 55 | | 132 | 11,873 |
| UST | 65 | 45 | | 29 | 2,609 |
| TOTALS | 1,925 | | | 1,528 | 137,444 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,528 | 116.8200 | 128.50 | 196,348 | 1955 | 1995 | 0 | 0 | 0 | 30.00 | 70.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 1275 HX Base Yr




1429 SE LOQUAT WAY, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 137,444 |
| TOTAL MARKET OB/XF VALUE | 1,100 |
| TOTAL LAND VALUE - MARKET | 15,000 |
| TOTAL MARKET VALUE | 153,544 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 153,544 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 153,544 |
| TOTAL JUST VALUE | 153,544 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 156,047 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000044485 | Roof Replacement | 12,700 | 05/19/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1466/2328 | 5/13/2022 | WD | Q | I | 01 | 159,000 |
| GRANTOR: JTW PROPERTIES LLC | | | | | | |
| GRANTEE: LENZ THOMAS ANDREW | | | | | | |
| 1401/2424 | 12/20/2019 | WD | Q | I | 01 | 97,000 |
| GRANTOR: LOQUAT2 LLC | | | | | | |
| GRANTEE: JTW PROPERTIES LLC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 UST= N5 W13 S5 E13$ W13 FOP= N5 W19 S5 E19 $ W27
FST= W15 S16 E15 N16$ S16FCP= W15 S15 E15 N15$ S10 E15 FOP=
E5 N5 W5 S5$ N5 E5 S5 E30 N26$.

## 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 | 0296 | SHED METAL | 0 | 0 | 10 | 12 | 120.00 | UT | 5.00 | 5.00 | 100 | 2003 | 2003 | 3 | 100 | 600 | |
| 2 | 0081 | DECKING WI | 0 | 0 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 2023 | 2022 | | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,100

| 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 | 0 | | *RSF- | 280.00 | 150.00 | 12,000.00 | SF | | 1.00 | 1.00 | 1.00 | 1.25 | 1.25 | 15,000 | | | | | | | |

REVIEW DATE 09/15/2022 BY CP Total Acres: 0.28 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/17/2026 BY SYS