

LOT 6 BLOCK 4 LAKE FOREST S/D UN  
344-576, 804-2454, DC 842-1892,

BOSCH LESLIE L/VALLIERE KELLY A  
931 SW LAKE MONTGOMERY AVE  
LAKE CITY, FL 32025

**2026**

06-4S-17-07861-000  
VALUATION SUMMARY

ELEMENT		CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK	90
Exterior Wall	05	AVERAGE	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	03	PLASTER	100
Interior Floor	12	HARDWOOD	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
Architectural Units	05	CONV	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	6417.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,539	100	
FGR	252	55	
FOP	162	30	
FST	126	55	
TOTALS	2,079		

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%	- 2024		Heated Area: 1539					HX Base Yr 2024	

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VALUATION BY		STANDARD			
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE		165,420			
TOTAL MARKET OB/XF VALUE		1,250			
TOTAL LAND VALUE - MARKET		18,500			
TOTAL MARKET VALUE		185,170			
SOH/AGL Deduction		415			
ASSESSED VALUE		184,755			
TOTAL EXEMPTION VALUE		HX HB 51,411			
BASE TAXABLE VALUE		133,344			
TOTAL JUST VALUE		185,170			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		185,170			
SALE:1:1: LOT 6 BLK 4 LAKE FOREST UNIT I					
LAND:1:1: 194.53 X 94 (100 EFF. FF)					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1484/798	2/02/2023	WD Q	I	01	200,000
GRANTOR: SIMPKINS SHARON ANNE					
GRANTEE: BOSCH LESLIE L					
1465/437	4/22/2022	WD U	I	11	100
GRANTOR: BLAHA STEVEN G					
GRANTEE: BLAHA STEVEN G					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS= W57 FST= W14 S9 E14 N9S9 FGR= W14 S18 E14 N18S S18 E3 FOP= S6 E27 N6 W27S E54 N27S.					

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	

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	100		*RSF	294.00	94.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							