LOT 6 BLOCK 23 LAKE FOREST S/D P
467-239, 750-1814, LE 1204-153,

BRECKENRIDGE REVOCABLE LIVING TRUST DATED JULY 21,
5109 DEER RUN DR
FORT PIERCE, FL 34951

**2027**

**06-4S-17-07959-000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| 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 | 02 | 02 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |

MAP NUM | MKT AREA 06

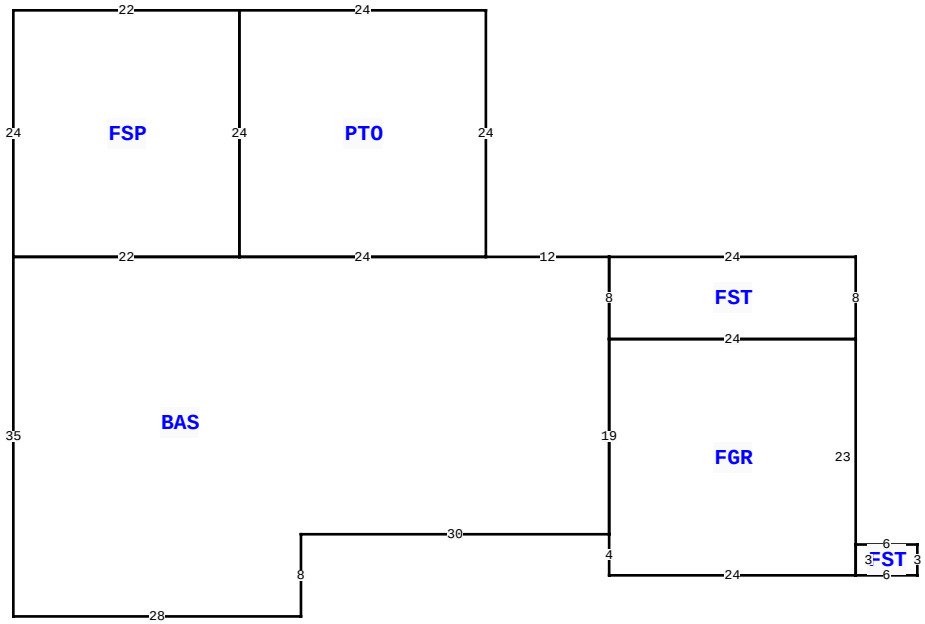
NEIGHBORHOOD/LOC 6417.0100 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,790 | 100 | | 1,790 | 128,044 |
| FGR | 552 | 55 | | 304 | 21,746 |
| FSP | 528 | 40 | | 211 | 15,094 |
| FST | 18 | 55 | | 10 | 716 |
| FST | 192 | 55 | | 106 | 7,582 |
| PTO | 576 | 5 | | 29 | 2,074 |
| TOTALS | 3,656 | | | 2,450 | 175,254 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,450 | 100.0458 | 110.05 | 269,622 | 1967 | 1967 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 1790 HX Base Yr




608 SW SAN JUAN PL, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/21/2023 MLU
INC DATE | AG DATE

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 2 | 0258 | PATIO | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 70 | |
| 3 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 4 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 200 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 175,254 |
| TOTAL MARKET OB/XF VALUE | 1,670 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 195,424 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 195,424 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 195,424 |
| TOTAL JUST VALUE | 195,424 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 198,609 |

LAND:1:1: 82.45 X 125 + 4,925 SF. (115 EFF. FF)

SALE:1:1: LOT 6, BLK 23, LAKE FOREST UNIT 4

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1578/1219 | 9/10/2026 | QC | U | I | 11 | 100 |
| GRANTOR: BRECKENRIDGE MARCIA R | | | | | | |
| GRANTEE: BRECKENRIDGE REVOCA | | | | | | |
| 1275/2407 | 6/04/2014 | WD | Q | I | 01 | 125,000 |
| GRANTOR: CHRISTOPHER M & AMAND | | | | | | |
| GRANTEE: MARCIA R & DAVID BR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 PTO= N24 W24 S24 E24$ W24 FSP= N24 W22 S24 E22$ W22 S35 E28 N8 E30 FGR= S4 E24 FST= E6 N3 W6 S3$ N23 W24 S19$ N19 FST= E24 N8 W24S8$ N8$.

## LAND DESCRIPTION

TOTAL OB/XF 1,670

| 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-2 | 112.00 | 125.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 09/15/2016 BY DF Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS