

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE	60		
Exterior Wall	19	COMMON BRK	40		
Roof Structure	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	02	WALL BD/WD	50		
Interior Wall	05	DRYWALL	50		
Interior Floor	08	SHT VINYL	70		
Interior Floor	12	HARDWOOD	30		
Air Condition	02	WINDOW	100		
Heating Type	02	CONVECTION	100		
Bedrooms			3	100	
Bathrooms			2	100	
Frame	01	NONE	100		
Stories	1.	1.	100		
Architectural	05	CONV	100		
Units			0	100	
Condition Adj	02	02	100		
Kitchen Adjus	01	01	100		
Quality	02	02			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	7417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,766	100		1,766	79,841
FOP	432	30		130	5,877
USP	448	35		157	7,098
UST	133	45		60	2,713
TOTALS	2,779			2,113	95,529

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	100% - 2025		82.20	173,689	1959	1959	0	0	10	35.00	55.00
Heated Area: 1766 HX Base Yr 2025												

Diagram labels: USP (top), UST (left), BAS (middle), FOP (bottom). Dimensions: 32, 14, 14, 13, 34, 7, 9, 10, 7, 24, 54, 8, 54.

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		95,529
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		35,570
TOTAL MARKET VALUE		133,499
SOH/AGL Deduction		62,227
ASSESSED VALUE		71,272
TOTAL EXEMPTION VALUE	HX HB	46,272
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		133,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051034	Electrical Servic	0	10/11/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1053	3/27/2024	WD	Q	I	01	135,000
GRANTOR: ROSADO CARLOS A						
GRANTEE: TREJO-SANTANDER FER						
1420/2605	10/01/2020	QC	U	I	11	100
GRANTOR: JENNIFER ROSADO						
GRANTEE: CARLOS ROSADO						

EXTRA FEATURES		2537 SW MAIN BLVD, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0210	GARAGE U	0.00
2	0120	CLFENCE 4	0.00
3	0294	SHED WOOD/	0.00
4	0070	CARPORT UF	0.00
5	0296	SHED METAL	0.00

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

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	0210	GARAGE U	0	100	20	20	1.00	UT	0.00	100	0	0	3	100	1,500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	300	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	100	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	300	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	200	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 USP= N14 W32 S14 E32\$ W34 UST= N9 W7 S19 E7 N10\$ S10 W7 S24 FOP= S8 E54 N8 W54\$ E54 N34\$.	

LAND DESCRIPTION		TOTAL OB/XF 2,400																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		CG	0.00	0.00	18,676.00	SF		1.00	1.00	0.75	2.25	1.69	31,516							
2	0000	C	VAC RES	100			0.00	0.00	3,003.00	SF		1.00	1.00	0.60	2.25	1.35	4,054							