

COMM SW COR OF SE1/4 OF SW1/4, E  
945.33 FT FOR POB, N 489.70 FT M  
CREEK, EASTERLY ALONG CREEK TO W

THOMAS CATHERINE G LIVING TRUST DATED JANUARY 25,  
15912 N US HIGHWAY 441  
WHITE SPRINGS, FL 32096

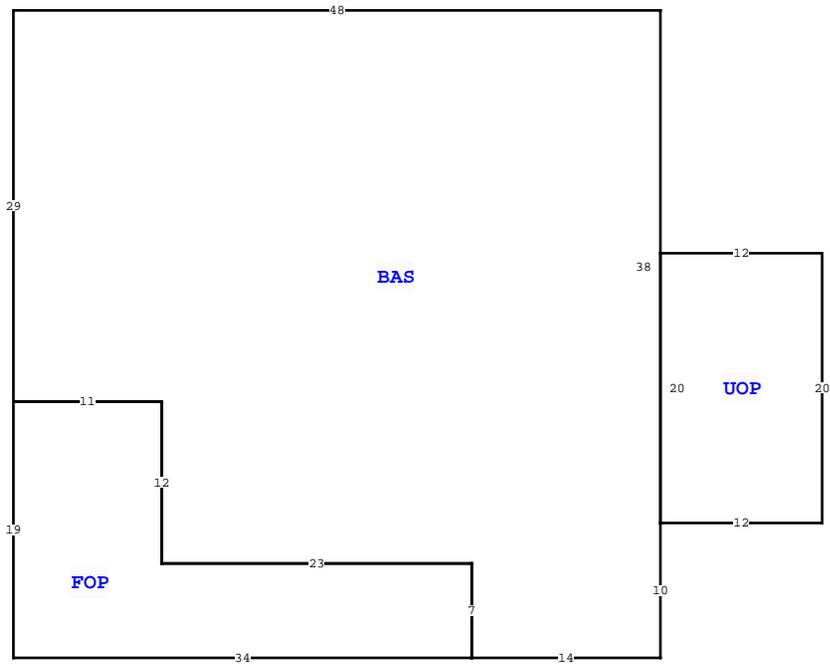
2026

08-1S-17-04507-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	12	HARDWOOD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 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	5000	IMPROVED AG	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1117.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,934	100	
FOP	370	30	
UOP	240	20	
TOTALS	2,544		

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%	- 2007								
Heated Area: 1934 HX Base Yr 2007											



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VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE			229,751	
TOTAL MARKET OB/XF VALUE			18,384	
TOTAL LAND VALUE - MARKET			49,400	
TOTAL MARKET VALUE			256,490	
SOH/AGL Deduction			95,109	
ASSESSED VALUE			161,381	
TOTAL EXEMPTION VALUE	HX HB WX		56,411	
BASE TAXABLE VALUE			104,970	
TOTAL JUST VALUE			297,535	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			300,371	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23977	SFR	512	12/20/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/2254	4/25/2024	WD	U	I	11	100
GRANTOR: THOMAS CATHERINE						
GRANTEE: THOMAS CATHERINE G						
1182/1632	10/16/2009	WD	U	V	31	2,000
GRANTOR: MICHAEL & CATHERINE T						
GRANTEE: LEO REGISTER & JOSE						

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	0060	CARPORT F	0	100	32	32	UT		3.50	100	2010	2010	3	100	3,584	
2	0040	BARN, POLE	0	100	36	50	UT		2.50	100	2010	2010	3	100	4,500	
3	0166	CONC, PAVMT	0	100	0	0	UT		0.00	100	2017	2017	3	100	300	
4	9945	Well/Sept	0	100	0	0	UT		7,000.00	100			3	100	7,000	
5	9947	Septic	0	100	0	0	UT		3,000.00	100			3	100	3,000	

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	5600	A	TIMBER 3	0		A-1	0.00	0.00	6.60	AC		1.00	1.00	1.00	281.00	281.00	1,855							
3	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	6.60	AC		1.00	1.00	1.00	6,500.00	6,500.00	42,900							