

LOT 21 SHERWOOD FOREST S/D UNIT
679-172, 688-507, 707-011, 889-2

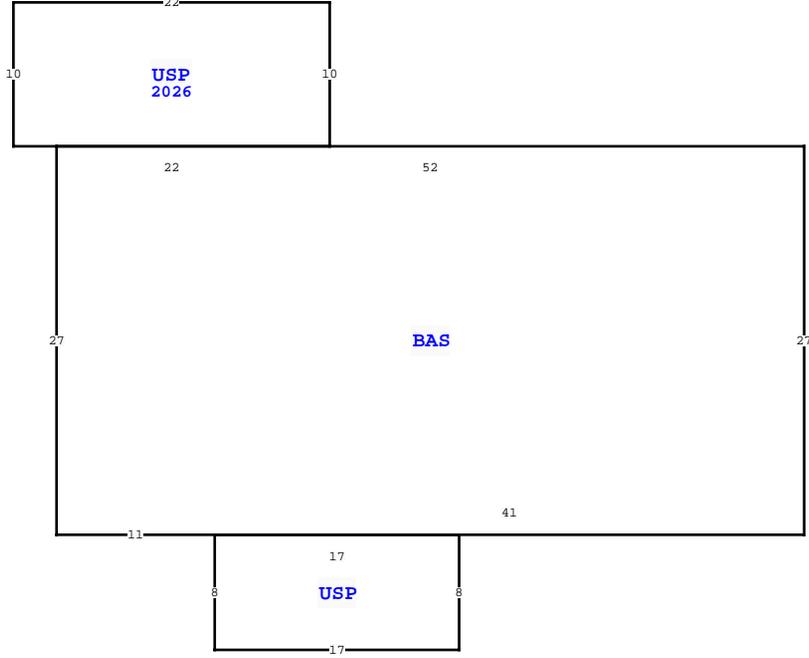
BLAKE LAURA/BLAKE AUDRA KAYE
223 SE LITTLE PL
HIGH SPRINGS, FL 32643

2026

10-7S-17-09973-021
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	14	PREFIN MT 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	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	10717.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
USP	136	35	
USP	220	35	2026
TOTALS	1,760		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	0%	- 2026	Heated Area: 1404		HX Base Yr						



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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			129,440
TOTAL MARKET OB/XF VALUE			11,000
TOTAL LAND VALUE - MARKET			155,000
TOTAL MARKET VALUE			155,440
SOH/AGL Deduction			0
ASSESSED VALUE			155,440
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			155,440
TOTAL JUST VALUE			155,440
NCON VALUE			6,519
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			153,589

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/124	10/07/2025	WD	Q	I	01	210,000
GRANTOR: MURZIN EDWARD						
GRANTEE: BLAKE LAURA						
1476/593	9/23/2022	WD	Q	I	01	135,000
GRANTOR: PRESNELL PATRICIA						
GRANTEE: MURZIN EDWARD						

EXTRA FEATURES		223 SE LITTLE JOHN PL, HIGH SPRINGS															
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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0021	BARN,FR AE	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	1993	1993	3	100	2,500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTALS																	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		03/28/2022	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W52 S27 E11 E41 N27 \$	
USP=[ORIG=-41,27] S8 E17 N8 W17 \$	
USP=[YR=2026;ORIG=-55,0] N10 E22 S10 W22 \$	

LAND DESCRIPTION		TOTAL OB/XF 11,000																						
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	0200	C	MBL HM	0		A-1	221.00	197.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							