

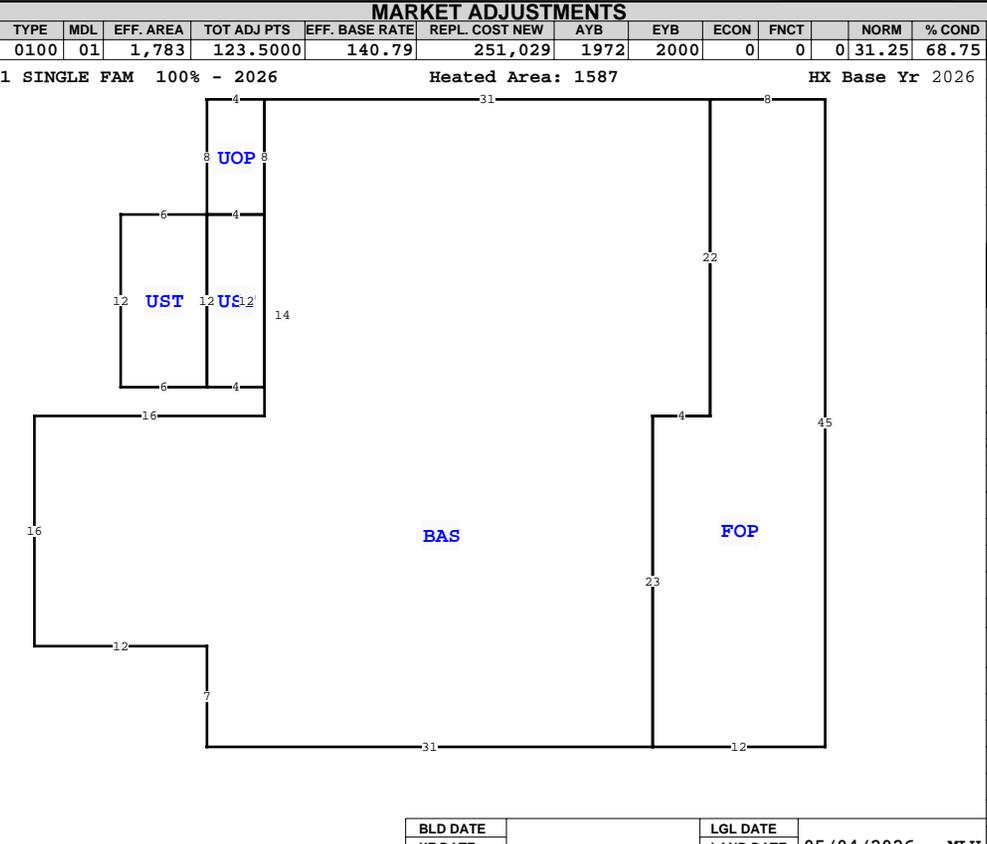
COMM SE COR OF NE1/4 OF NE1/4, R  
FOR POB, CONT N 211 FT, W 660 FT  
W 660 FT, S 594 FT, E 849.08 FT,

POUSA DAVID/POUSA SHEILA DAWN  
308 SW LITTLE RD  
LAKE CITY, FL 32024

**2026**

12-5S-16-03601-001  
VALUATION SUMMARY PAGE 1 of 1

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	14	PREFIN MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	12	HARDWOOD	50		
Interior Floo	15	HARDTILE	50		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		3	100		
Frame	01	NONE	100		
Stories	1.1	1.100			
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	01		
NEIGHBORHOOD/LOC	12516.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,587	100		1,587	153,611
FOP	452	30		136	13,164
UOP	32	20		6	581
UST	48	45		22	2,129
UST	72	45		32	3,097
TOTALS	2,191			1,783	172,582



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		172,582
TOTAL MARKET OB/XF VALUE		1,000
TOTAL LAND VALUE - MARKET		110,700
TOTAL MARKET VALUE		284,282
SOH/AGL Deduction		96,599
ASSESSED VALUE		187,683
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		136,272
TOTAL JUST VALUE		284,282
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		235,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054472	Electrical Servic		11/13/2025
000054425	Right-of-Way Acce		11/07/2025
000053517	Electrical Servic		07/03/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1539/778	4/30/2025	WD Q	Q	I	01	378,000
GRANTOR: BARRS MICHAEL S						
GRANTEE: POUSA DAVID						
1338/1395	6/09/2017	WD Q	Q	I	01	169,500
GRANTOR: ROBBIE & DENISE BOREN						
GRANTEE: MICHAEL S BARRS						

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	0030	BARN, MT	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	

BLD DATE		LGL DATE	
05/04/2026	MLU		

BUILDING NOTES	
BAS= W31 UOP= W4 S8 E4 N8§ S8 UST= W4 UST= W6 S12 E6 N12§ S12 E4 N12§ S14 W16 S16 E12 S7 E31 FOP= E12 N45 W8 S22 W4 S23§N23 E4 N22§.	

LAND DESCRIPTION																								
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	7.00	AC		1.00	1.00	0.90	9,000.00	8,100.00	56,700							
2	9900	C	AC NON-AG	100					6.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	54,000							