

COMM NW COR OF NE1/4, RUN E 130.
POB, CONT E 435.33 FT TO C/L OF
CREEK, MEANDER ALONG C/L OF CREEK

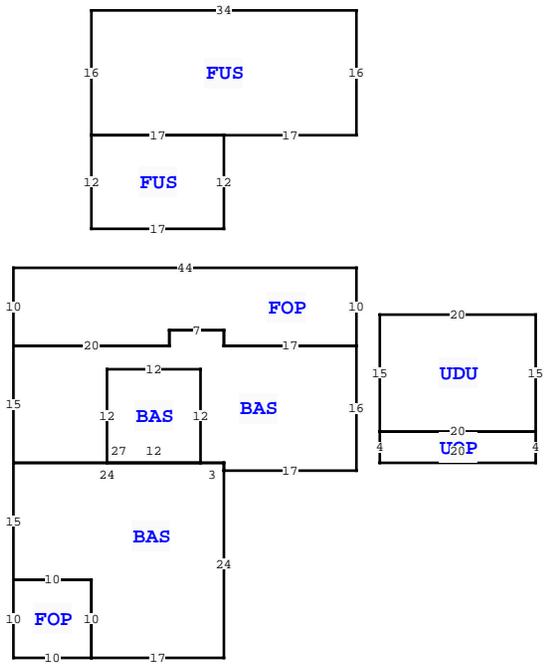
MADISON RANDALL L/RUSSELL MELISSA H
479 NW FROG HOLLOW WAY
WHITE SPRINGS, FL 32096

2026

13-2S-16-01603-131

ELEMENT		CD		CONSTRUCTION	
Exterior Wall	32	HARDIE BRD	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	14	CARPET	90		
Interior Floo	12	HARDWOOD	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	02	WOOD FRAME	100		
Stories	1.5	1.5	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	13216.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	12,775
BAS	575	100		575	51,011
BAS	691	100		691	61,302
FOP	100	30		30	2,662
FOP	426	30		128	11,355
FUS	204	100		204	18,098
FUS	544	100		544	48,261
UDU	300	55		165	14,638
UOP	80	20		16	1,420
TOTALS	3,064			2,497	221,521

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%	- 2016								
Heated Area: 2158						HX Base Yr 2016					



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VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3		Tax Dist:		
BUILDING MARKET VALUE			221,521	
TOTAL MARKET OB/XF VALUE			7,840	
TOTAL LAND VALUE - MARKET			120,330	
TOTAL MARKET VALUE			259,782	
SOH/AGL Deduction			147,813	
ASSESSED VALUE			111,969	
TOTAL EXEMPTION VALUE			56,411	
BASE TAXABLE VALUE			55,558	
TOTAL JUST VALUE			349,691	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			352,606	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25778	ADDN SFR	412	05/07/2007
14161	SFR	140	06/18/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0949/0039	2/25/2002	WD	Q	I		40,000
GRANTOR: LENVIL H DICKS						
GRANTEE: RANDALL & MELISSA R						
0800/1109	10/14/1991	WD	Q	V		25,000
GRANTOR: LENVIL H DICKS						
GRANTEE: RANDALL & MELISSA R						

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	0190	FPLC PF	0	100	0	0	UT	1.00	1,200.00	100	2001	2001	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	0	0	3	100	200	
3	0040	BARN, POLE	0	100	32	40	UT	3.00	3.00	100	2008	2008	3	100	3,840	
4	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	800	
5	0040	BARN, POLE	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	800	
6	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2023	2022		100	1,000	
TOTALS															7,840	

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		00	0.00	0.00	5.50	AC		1.00	1.00	0.90	3,500.00	3,150.00	17,325							
2	5500	A	TIMBER 2	0		00	0.00	0.00	32.70	AC		1.00	1.00	0.90	445.00	400.50	13,096							
3	9910	M	MKT. VAL. AG	0		00	0.00	0.00	32.70	AC		1.00	1.00	0.90	3,500.00	3,150.00	103,005							