

BEG SE COR OF NW1/4 OF NW1/4, RU
290 FT, S 608.3 FT, E 290 FT TO
NW1/4 OF NW1/4.

GARDE DEBORAH LYNN
2094 NW THUNDER ST
WHITE SPRING, FL 32096

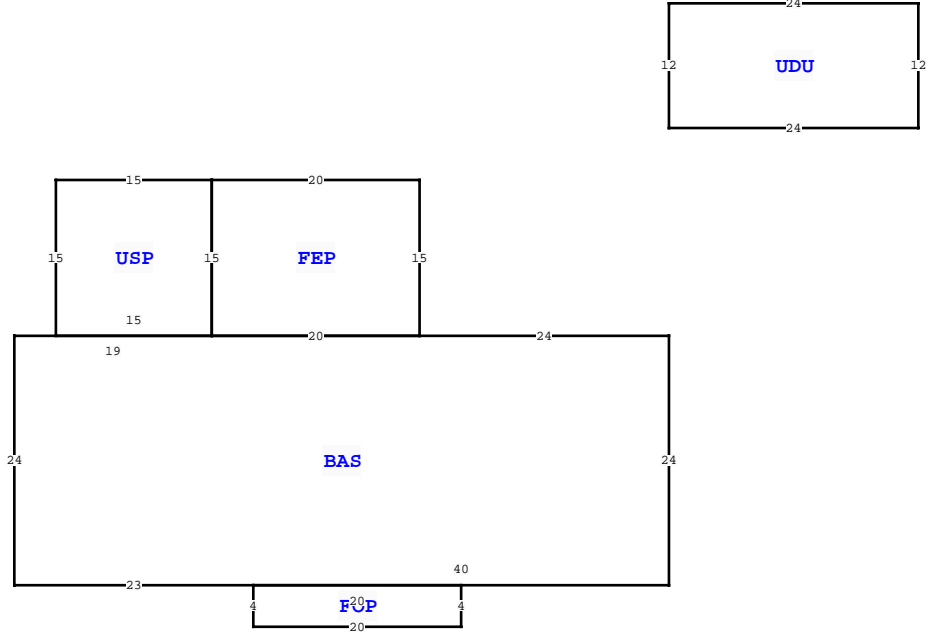
2026

14-2S-15-00060-000



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR MT 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	06 VINYL ASB 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	2 100				
Frame	01 NONE 100				
Stories	1. 1. 100				
Architectual Units	05 CONV 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	14215.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	117,985
FEP	300	80		240	18,728
FOP	80	30		24	1,873
UDU	288	55		158	12,329
USP	225	35		79	6,165
TOTALS	2,405			2,013	157,080

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% - 2024									
Heated Area: 1512						HX Base Yr 2024					



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		157,080	
TOTAL MARKET OB/XF VALUE		5,500	
TOTAL LAND VALUE - MARKET		36,000	
TOTAL MARKET VALUE		198,580	
SOH/AGL Deduction		63,878	
ASSESSED VALUE		134,702	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		83,291	
TOTAL JUST VALUE		198,580	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		190,880	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050656	Remodel	30,000	08/26/2024
000048554	Electrical Servic	0	11/01/2023
31857	MAINT/ALTR	40	04/03/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1470/1194	7/01/2022	WD	U	I	34	100
GRANTOR: GEORGALIS MAVIS R						
GRANTEE: PHILLIPS MARK P						
1470/1274	6/29/2022	WD	Q	I	01	250,000
GRANTOR: PHILLIPS MARK P						
GRANTEE: GARDE DEBORAH LYNN						

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	0294	SHED WOOD/	0	100	12	24	1.00	UT	800.00	50	1993	1993	3	50	400	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2024	2023		85	5,100	

TOTAL OB/XF												5,500	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			05/11/2026		MLU								

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W24 W20 W19 S24 E23 E40 N24 \$	
FEP=[ORIG=-24,0] N15 W20 S15 E20 \$	
UDU=[ORIG=0,-20] N12 E24 S12 W24 \$	
USP=[ORIG=-44,0] N15 W15 S15 E15 \$	
FOP=[ORIG=-40,24] S4 E20 N4 W20 \$	

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	0110	C	SFR RURAL	100		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	36,000							