

LOT 20 CALLAWAY S/D UNIT 1.  
ORB 819-193, 855-104, 924-1955  
WD 1291-2152,

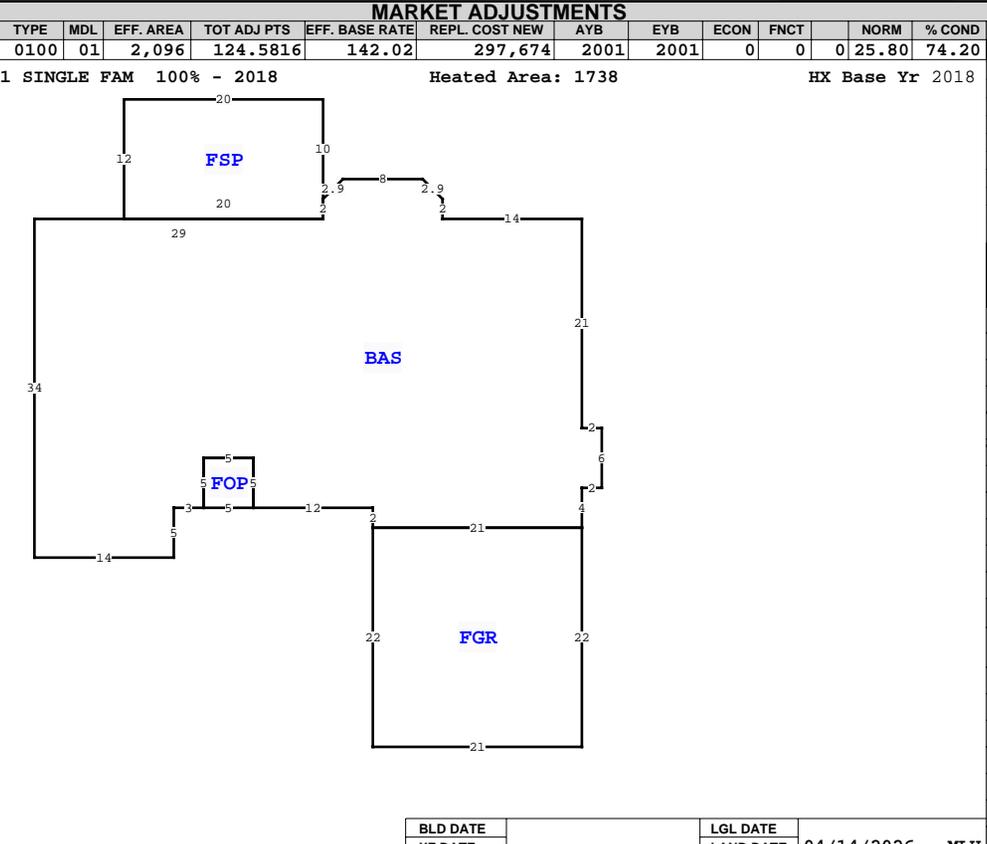
KAPADIA KENIL A  
209 SW PHEASANT WAY  
LAKE CITY, FL 32024

**2026**

15-4S-16-03023-120  


| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 19               | COMMON BRK    | 70   |
| Exterior Wall            | 31               | VINYL SID     | 30   |
| Roof Structure           | 03               | GABLE/HIP     | 100  |
| Roof Cover               | 03               | COMP SHNGL    | 100  |
| Interior Wall            | 05               | DRYWALL       | 100  |
| Interior Floor           | 14               | CARPET        | 80   |
| Interior Floor           | 15               | HARDTILE      | 20   |
| Air Condition            | 03               | CENTRAL       | 100  |
| Heating Type             | 04               | AIR DUCTED    | 100  |
| Bedrooms                 |                  | 3             | 100  |
| Bathrooms                |                  | 2             | 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                  | 07               | 07            |      |
| DOR CODE                 | 0100             | SINGLE FAMILY |      |
| MAP NUM                  |                  | MKT AREA      | 06   |
| NEIGHBORHOOD/LOC         | 15416.050        | 1.00/         |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR |
| BAS                      | 1,738            | 100           |      |
| FGR                      | 462              | 55            |      |
| FOP                      | 25               | 30            |      |
| FSP                      | 240              | 40            |      |
| TOTALS                   | 2,465            |               |      |

| 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%      | - 2018      |                | Heated Area: 1738 |     |     |      |      | HX Base Yr 2018 |        |



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|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 3              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 220,874  |
| TOTAL MARKET OB/XF VALUE  |           |             | 3,956    |
| TOTAL LAND VALUE - MARKET |           |             | 35,000   |
| TOTAL MARKET VALUE        |           |             | 259,830  |
| SOH/AGL Deduction         |           |             | 88,244   |
| ASSESSED VALUE            |           |             | 171,586  |
| TOTAL EXEMPTION VALUE     | HX HB     |             | 51,411   |
| BASE TAXABLE VALUE        |           |             | 120,175  |
| TOTAL JUST VALUE          |           |             | 259,830  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 259,087  |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000042970  | Roof Replacement | 17,400 | 10/15/2021 |
| 17482      | SFR              | 280    | 10/02/2000 |

| SALES DATA                      |           |           |       |       |        |            |
|---------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number               | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1291/2152                       | 3/27/2015 | WD Q      | Q     | I     | 01     | 141,000    |
| GRANTOR: ROY BROGAN JR (SINGLE) |           |           |       |       |        |            |
| GRANTEE: KENIL A KAPADIA        |           |           |       |       |        |            |
| 0924/1955                       | 4/13/2001 | WD Q      | Q     | I     |        | 119,500    |
| GRANTOR: ROGER DAVIS SAMUEL BR  |           |           |       |       |        |            |
| GRANTEE: ROY BROGAN JR          |           |           |       |       |        |            |

| EXTRA FEATURES |            | TOTALS      |                |
|----------------|------------|-------------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | ADJ UNIT PRICE |
| 1              | 0166       | CONC, PAVMT | 1.50           |
| 2              | 0169       | FENCE/WOOD  | 0.00           |

| TOTAL OB/XF |            |             |         |     |   |          |    |       |                |           |         | 3,956       |   |        |                 |       |
|-------------|------------|-------------|---------|-----|---|----------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 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           | 0166       | CONC, PAVMT | 0       | 100 | 0 | 1,437.00 | UT | 1.50  | 1.50           | 100       | 2001    | 2001        | 3 | 100    | 2,156           |       |
| 2           | 0169       | FENCE/WOOD  | 0       | 100 | 0 | 1.00     | UT | 0.00  | 0.00           | 100       | 2007    | 2007        | 3 | 100    | 1,800           |       |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS  |  |
|--|--|
| BAS= W14 N2 U2 L2 W8 L2 D2 FSP= N10 W20 S12 E20 N2 \$ S2 W29 S34 E14 N5 E3 FOP= E5 N5 W5 S5\$ N5 E5 S5 E12 S2 FGR= S22 E21 N22 W21 \$ E21 N4 E2 N6 W2 N21\$. |  |

| 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  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 35,000.00  | 35,000.00      | 35,000     |                             |      |         |      |     |    |        |