

LOT 9 VILLAGE WOOD S/D UNIT 1.
524-613, 719-232, 737-074, 792-1

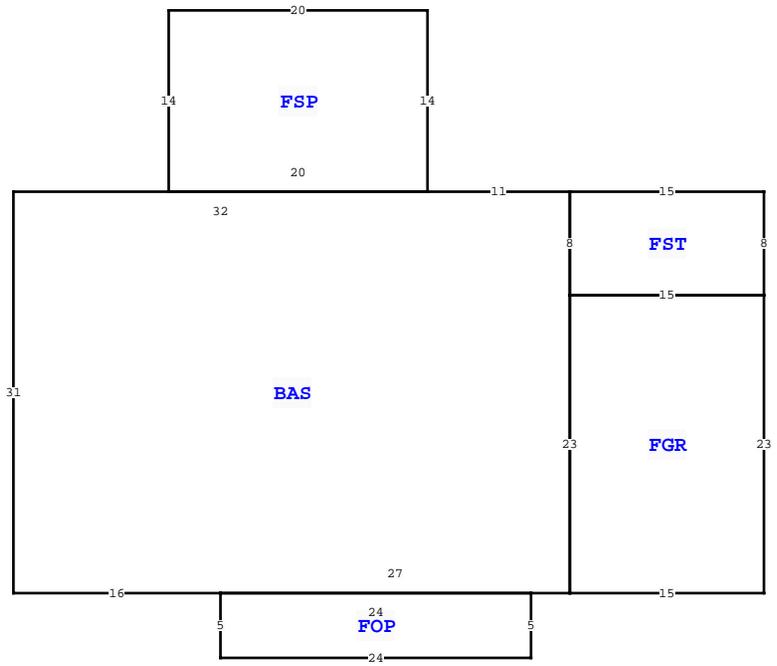
TALLEY CAWAN/TON CINDY
282 SE POLK LN
LAKE CITY, FL 32025

2026

15-4S-17-08360-009
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	31	VINYL SID	20
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.1	1.100	
Architectural Units	05	CONV	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,333	100	
FGR	345	55	
FOP	120	30	
FSP	280	40	
FST	120	55	
TOTALS	2,198		

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%	- 2025		272,640	1990	2005	0	0	21.00	79.00
Heated Area: 1333 HX Base Yr 2025											



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		215,386
TOTAL MARKET OB/XF VALUE		3,050
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		236,936
SOH/AGL Deduction		0
ASSESSED VALUE		236,936
TOTAL EXEMPTION VALUE	HX HB 13	236,936
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		236,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,798

SALE:3:1: LOT 9 VILLAGE WOOD UNIT 1
SALE:2:1: LOT 9, VILLAGE WOOD UNIT 1
SALE:1:1: LOT 9 VILLAGE WOOD UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045235	Roof Replacement	11,870	08/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1204	8/13/2024	WD	Q	I	01	270,000
GRANTOR: SONNEY ERIC L SR						
GRANTEE: TALLEY CAWAN						
1473/965	8/15/2022	WD	Q	I	01	250,000
GRANTOR: ARATA JESSICA M						
GRANTEE: SONNEY ERIC L SR						

EXTRA FEATURES		282 SE POLK LN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC, PAVMT	2.50
2	0120	CLFENCE 4	0.00
3	0296	SHED METAL	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			04/21/2023		MLU

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W11 FSP= N14 W20 S14 E20\$ W32 S31 E16 FOP= S5 E24N5 W24\$ E27 FGR= E15 N23 W15 S23\$ N23 FST= E15 N8 W15 S8\$N8\$.

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	18,500.00	18,500.00	18,500							