

LOT 17 VILLAGE WOOD S/D UNIT 1.  
517-555, DC 1268-1556, WD 1280-1

RITZMAN KIMBERLY  
237 SW POLK LN  
LAKE CITY, FL 32025

**2026**

15-4S-17-08360-017

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	14	CARPET 20
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	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,477	119.8500	134.23	198,258	1978	2000		0	25.63	74.37

1 SINGLE FAM 0% - 2026 Heated Area: 1232 HX Base Yr

Diagram labels: BAS, FGR, FOP. Dimensions: 40, 15, 27, 21, 12, 6, 12, 15, 35, 28, 8, 6.

QUALITY	DOR CODE	MAP NUM	MKT AREA	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
05	05			15417.020 1.00/	BAS	1,232	100		1,232	122,986
					FGR	405	55		223	22,261
					FOP	72	30		22	2,196
<b>TOTALS</b>						1,709			1,477	147,444

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		147,444
TOTAL MARKET OB/XF VALUE		1,600
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		167,544
SOH/AGL Deduction		0
ASSESSED VALUE		167,544
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		167,544
TOTAL JUST VALUE		167,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052977	Roof Replacement	9,700	04/30/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/899	8/29/2025	WD	Q	I	01	221,000
GRANTOR: BAZO CHRISTOPHER						
GRANTEE: RITZMAN KIMBERLY						
1415/1294	7/17/2020	WD	Q	I	01	140,000
GRANTOR: CHARLES S III & CHELS						
GRANTEE: CHRISTOPHER BAZO &						

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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
237 SE POLK LN, LAKE CITY					04/21/2023		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W40 S35 E28 N8 FOP= E12N6 W12 S6\$ N6 E12 FGR= S6 E15N27 W15 S21\$ 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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							