

COMM SE COR OF SEC, THEN RUN 666 FT TO POB; N 13 DEG E 905.27 FT, M/L TO TOP OF THE BANK OF CREEK,

PELLETIER YOEL/VASQUEZ REINA  
8575 N US HIGHWAY 441  
LAKE CITY, FL 32055

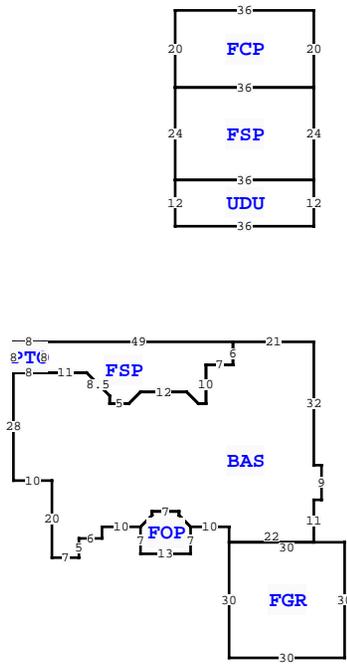
2026

17-2S-17-04726-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	08	IRREGULAR	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	15	HARDTILE	70
Interior Floo	12	HARDWOOD	30
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 Units	05	CONV	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	17217.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,152	100	
FCP	720	25	
FGR	900	55	
FOP	128	30	
FSP	551	40	
FSP	864	40	
PTO	64	5	
UDU	432	55	
TOTALS	6,811		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	4,672	131.7745	150.22	701,828	2004	2004	0	0	31.50	68.50
1 SINGLE FAM 100% - 2025 Heated Area: 3152 HX Base Yr 2025											



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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		480,752	
TOTAL MARKET OB/XF VALUE		9,375	
TOTAL LAND VALUE - MARKET		69,095	
TOTAL MARKET VALUE		559,222	
SOH/AGL Deduction		159,952	
ASSESSED VALUE		399,270	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		347,859	
TOTAL JUST VALUE		559,222	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		561,148	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20873	SFR	573	07/16/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1351/2669	1/19/2018	WD U		I	37	425,000

GRANTOR: EUGENE MICHAEL & PATT  
GRANTEE: YOEL PELLETIER & RE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/11/2025	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W21 FSP= W49 S8 E11 D6 R6 S2 E5 R3 U3 E12 D3 R3 E2 N10 E7 N6\$ S6 W7 S10 W2 L3 U3 W12 D3 L3 W5 N2 L6 U6 W11 PTO= N8 W8 S8 E8\$ W8 S28 E10 S20 E7 N5 E6 N3 E10 FOP= S7 E13 N7 U3 L3 N1 W7 S1 L3 D3 \$ U3 R3 N1 E7 S1 R3 D3 E10 S4 FGR= S30 E30 N30 W30\$ E22 N11 E2 N9 W2 N32\$ PTR= N30 UDU= N12 FSP= N24 FCP= N20 W36 S20 E36\$ W36 S24 E36\$ W36 S12 E36\$ S30\$.	

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	0166	CONC, PAVMT	0	100	0	0	3,650.00	UT	2.00	2.00	100	2004	2004	3	100	7,300	
2	0119	MASONRY WA	0	100	5	49	245.00	UT	5.00	5.00	100	2004	2004	3	100	1,225	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	300	
4	0120	CLFENCE 4	0	100	0	0	220.00	UT	2.50	2.50	100	2004	2004	3	100	550	

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	6,500.00	6,500.00	6,500							
2	9900	C	AC NON-AG	100		A-1	0.00	0.00	9.63	AC		1.00	1.00	1.00	6,500.00	6,500.00	62,595							