

LOT 7 STEPHEN FOSTER FOREST S/D.
PB 1115-1170, WD 1127-371, WD 14

HAMILTON JULIE
551 NW STEPHEN FOSTER DR
WHITE SPRINGS, FL 32096

2026

18-2S-16-01646-001
VALUATION SUMMARY

| ELEMENT | CD | CONSTRUCTION |
|--------------------|-----|----------------|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floor | 13 | LAM/VNLPLK 80 |
| Interior Floor | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| Architectual Units | 40 | A FRAME 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 |
|------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 1 | SINGLE FAM | 0% | 2023 | | 147,321 | 1980 | 1980 | 0 | 0 | 35.00 | 65.00 |

Heated Area: 1232 HX Base Yr

| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 95,759 |
| TOTAL MARKET OB/XF VALUE | | 500 |
| TOTAL LAND VALUE - MARKET | | 23,680 |
| TOTAL MARKET VALUE | | 119,939 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 119,939 |
| TOTAL EXEMPTION VALUE | | 0 |
| BASE TAXABLE VALUE | | 119,939 |
| TOTAL JUST VALUE | | 119,939 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 114,770 |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---------------|------------------|-------------|------|--------------|----------------------|
| BAS | 672 | 100 | | 672 | 60,366 |
| FHS | 560 | 60 | | 336 | 30,183 |
| UOP | 288 | 20 | | 58 | 5,210 |
| TOTALS | 1,520 | | | 1,066 | 95,759 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|------------------|-------|------------|
| 000054794 | Roof Replacement | 7,800 | 01/09/2026 |

| SALES DATA | | | | | | |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1464/1639 | 4/15/2022 | WD | U | I | 43 | 200,000 |

GRANTOR: HUDSON WILLIAM KEITH
GRANTEE: HAMILTON JULIE
1127/0371 7/27/2007 WD Q I 48,000
GRANTOR: GREGORY A KOEHL (HEIR)
GRANTEE: WILLIAM KEITH HUDSO

| 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 | 0080 | DECKING | 0 | 0 | 0 | 0 | 1.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 500 | |

| EXTRA FEATURES | | | | | | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 551 NW STEPHEN FOSTER DR, WHITE SPRINGS | | | | | | | | | | | | | | |
| BLD DATE | | | | | | | | | | | | | | |
| XF DATE | | | | | | | | | | | | | | |
| INC DATE | | | | | | | | | | | | | | |
| LGL DATE | | | | | | | | | | | | | | |
| LAND DATE | | | | | | | | | | | | | | |
| AG DATE | | | | | | | | | | | | | | |

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

| BUILDING DIMENSIONS | |
|---|--|
| UOP= W24 S12 BAS= S28 E24 N28 W24\$ E24 N12\$ PTR=E50 FHS= W20 S28 E20 N28\$ W50\$. | |

| 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 | | 00 | 85.00 | 290.00 | 74.00 | FF | | 1.00 | 1.00 | 1.00 | 320.00 | 320.00 | 23,680 | | | | | | | |