

LOTS 12, 13 & 14 STEPHEN FOREST
PB 956-1368, 958-916, 961-2621,

PAYTON LARRY D/PAYTON DEBORAH D
645 NW STEPHEN FOSTER DR
WHITE SPRINGS, FL 32096

2026

18-2S-16-01651-001
VALUATION SUMMARY PAGE 1 of 1

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	12	CEDAR	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR MT	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	14	CARPET	90		
Interior Floor	06	VINYL ASB	10		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Bedrooms		3	100		
Bathrooms		2.5	100		
Frame	01	NONE	100		
Stories	1.1	1.100			
Architectual Units	05	CONV	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA	03		
NEIGHBORHOOD/LOC	18216.010	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,004	100		2,004	163,450
FST	80	55		44	3,589
UGR	528	45		238	19,412
UOP	56	20		11	897
TOTALS	2,668			2,297	187,348

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	2021		288,228	1987	1987	0	0	35.00	65.00

Heated Area: 2004 HX Base Yr 2021

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		187,348
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		54,720
TOTAL MARKET VALUE		242,868
SOH/AGL Deduction		58,196
ASSESSED VALUE		184,672
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		133,261
TOTAL JUST VALUE		242,868
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052249	Roof Replacement	30,400	02/04/2025
31964	MAINT/ALTR	70	05/16/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1427/891	12/30/2020	WD	U	I	30	155,000
GRANTOR: STONE STEVEN A & BETT						
GRANTEE: PAYTON LARRY D						
0972/0423	1/09/2003	WD	Q	I		118,000
GRANTOR: STEVEN W & TERESA BRO						
GRANTEE: STEVEN A STONE & BE						

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

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	100	0	0	0	0.00	0.00	100	0	0	3	100	500	
2	0120	CLFENCE	4	0	100	0	0	0.00	0.00	100	2005	2005	3	100	300	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W64 S14 FST= S8 E10 N8 W10\$ E10 S8 UGR= W10 S22 E24 N22 W14\$ E14 UOP= S4 E14 N4 W14\$ E14 S26 E26 N48\$.	

LAND DESCRIPTION		TOTAL OB/XF														800								
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	228.00	FF		1.00	1.00	0.75	320.00	240.00	54,720							