

BEG AT SE COR OF SEC 19, W 648.1 FT TO S R/W LINE OF A 40-FOOT CO 60.00 FT, S 137.51 FT, E 200 FT,

PHILLIPS EVERETT A  
131 SE BRANTLEY CT  
LULU, FL 32061

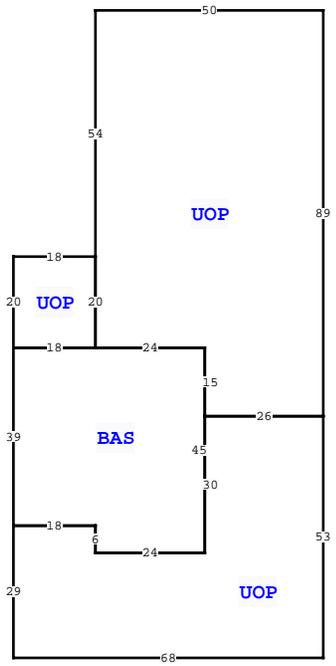
2026

19-5S-18-10596-007



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL	100
Roof Structur	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	50
Interior Wall	05	DRYWALL	50
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	1	100	
Bathrooms	2	100	
Frame	05	STEEL	100
Stories	0	0	100
Architectual	05	CONV	100
Units	0	0	100
Condition Adj	01	01	100
Quality	05	05	
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1518.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,782	100	
UOP	360	20	
UOP	2,452	20	
UOP	4,090	20	
TOTALS	8,684		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SFR/PREMTL	100%	-	2005	Heated Area: 1782			HX Base Yr 2005				



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			134,189
TOTAL MARKET OB/XF VALUE			3,000
TOTAL LAND VALUE - MARKET			179,270
TOTAL MARKET VALUE			151,104
SOH/AGL Deduction			41,066
ASSESSED VALUE			110,038
TOTAL EXEMPTION VALUE	HX HB SX VP		110,038
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			316,459
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			239,094

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046043	Electrical Servic	0	12/06/2022
000042357	Electrical Servic	0	07/19/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1499/625	9/19/2023	LE	U	I	14	100

GRANTOR: PHILLIPS EVERETT A (E)  
GRANTEE: THORNTON TERRI PHIL  
1192/1506 4/13/2010 WD U I 11 100  
GRANTOR: EVERETT LEE PHILLIPS  
GRANTEE: EVERETT & KATHY PHI

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	0030	BARN,MT	0	100	40	30	1.00	UT	0.00	100	2006	2006	3	100	1,500	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	500	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	600	

TOTAL OB/XF												3,000												
LAND DESCRIPTION																								
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	7,000.00	7,000.00	7,000							
2	5600	A	TIMBER 3	0			0.00	0.00	24.61	AC		1.00	1.00	1.00	281.00	281.00	6,915							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	24.61	AC		1.00	1.00	1.00	7,000.00	7,000.00	172,270							

BUILDING NOTES																	
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BUILDING DIMENSIONS																	
UOP= W50 S54 UOP= W18 S20 E18 N20\$ S20 BAS= W18 S39 UOP= S29 E68 N53 W26 S30 W24 N6 W18\$ E18 S6 E24 N45 W24\$ E24 S15 E26N89\$.																	