

LOT 33 HIGH POINTE S/D.
 WD 1189-1043, WD 1195-2251,
 WD 1268-2120, WD 1340-1523,

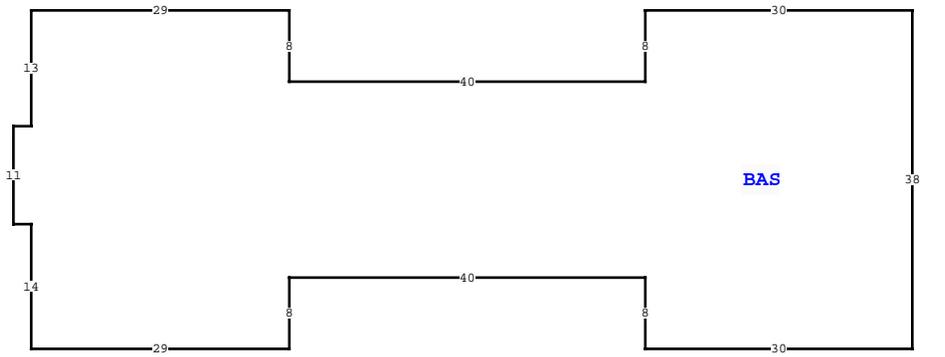
DECKER ANDREW J IV
 294 NW SOLSTICE CT
 LAKE CITY, FL 32055

2026

20-3S-16-02202-133


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	06	BD/BATTEN 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 90	
Interior Floor	14	CARPET 10	
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	
Architectural	05	CONV 100	
Units		0 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	20316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	3,144	100	
TOTALS	3,144		249,761

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2019		Heated Area: 3144					HX Base Yr 2019	



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			249,761
TOTAL MARKET OB/XF VALUE			3,200
TOTAL LAND VALUE - MARKET			66,000
TOTAL MARKET VALUE			318,961
SOH/AGL Deduction			122,451
ASSESSED VALUE			196,510
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			145,099
TOTAL JUST VALUE			318,961
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			323,502

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053070	Swimming Pool and	75,000	05/12/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/1523	6/06/2017	WD	U	I	30	102,000
GRANTOR: ANDREW J DECKER III						
GRANTEE: ANDREW J DECKER IV						
1268/2120	1/24/2014	WD	Q	I	01	145,000
GRANTOR: KEVIN KEEN						
GRANTEE: ANDREW J DECKER III						

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	0080	DECKING	0	100	0	0			1.00	UT	0.00				1,500	
2	0080	DECKING	0	100	0	0			1.00	UT	0.00				300	
3	0190	FPLC PF	0	100	0	0			1.00	UT	1,200.00				1,200	
4	0294	SHED WOOD/	0	100	0	0			1.00	UT	0.00				200	

TOTAL OB/XF												3,200					
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE												
			04/07/2025			MLU											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W30 S8 W40 N8 W29 S13 W2 S11 E2 S14 E29 N8 E40 S8 E30 N38\$.											

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		PRRD	0.00	0.00	1.00	LT		1.00	1.00	1.20	55,000.00	66,000.00	66,000							