

LOT 2, BLOCK A SUWANNEE VALLEY E  
517-169, 1040-1907, WD 1065-2163

FIROOZ SANDY/FIROOZ JACQUE  
161 NW SPARR LN  
LAKE CITY, FL 32055

**2026**

22-2S-16-01716-002  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
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
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	06	06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	22216.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,196	100	
FGR	352	55	
FOP	128	30	
TOTALS	1,676		
			1,428
			188,620

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%	- 2022								
Heated Area: 1196						HX Base Yr 2022					

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		188,620
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		12,000
TOTAL MARKET VALUE		202,320
SOH/AGL Deduction		19,772
ASSESSED VALUE		182,548
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,137
TOTAL JUST VALUE		202,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		202,785

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043644	Solar Power Syste	22,000	02/03/2022
40352	SFR	0	08/13/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/71	3/08/2021	WD	Q	I	01	159,900
GRANTOR: JOHNSTON JANET &						
GRANTEE: FIROOZ SANDY						
1386/1698	6/14/2019	WD	U	V	11	100
GRANTOR: JANET JOHNSTON						
GRANTEE: JIM INGLESE UNDIV 1						

EXTRA FEATURES		TOTAL OB/XF	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	0166	CONC,PAVMT	3.00
2	0081	DECKING WI	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/07/2026	MLU	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=60,10] S26 E16 E16 E14 N4 N22 W46 \$	
FOP=[ORIG=76,36] S8 E16 N8 W16 \$	
FGR=[ORIG=106,10] S22 E16 N22 W16 \$	

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							