

COMM AT SE COR OF SW1/4 OF SE  
1/4, RUN W ALONG N R/W OF  
CYPRESS LAKE RD, 374.40 FT,

GOREE REGINALD E  
12965 NW MIAMI CT  
MIAMI, FL 33168

**2026**

25-4S-15-00385-203  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	25415.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	
TOTALS	2,280		2,280

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	2,280	113.9000	109.34	249,295	2015	2015	0	0	21.00	79.00
1 MANUF 1 0% - 0 Heated Area: 2280 HX Base Yr											
TOTALS	2,280		2,280	196,943							

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VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		196,943	
TOTAL MARKET OB/XF VALUE		30,124	
TOTAL LAND VALUE - MARKET		66,950	
TOTAL MARKET VALUE		294,017	
SOH/AGL Deduction		23,639	
ASSESSED VALUE		270,378	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		270,378	
TOTAL JUST VALUE		294,017	
NCON VALUE		1,200	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		280,602	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049287	Roof Replacement	10,400	02/26/2024
34026	GARAGE	303	05/04/2016
33553	M H	720	11/17/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1050/2579	6/26/2005	WD	U	V	08	22,000

GRANTOR: MCCLAIN  
GRANTEE: GOREE

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W76S30 E76 N30\$.	

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	0031	BARN,MT AE	0	0	30	30	UT	9.00	9.00	100	2013	2013	3	100	8,100	
2	0210	GARAGE U	0	0	24	36	UT	16.00	16.00	100	2016	2016	3	100	13,824	
3	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0190	FPLC PF	0	0	0	0	UT	1,200.00	1,200.00	100	2026	2025		100	1,200	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	0			0.00	0.00	5.15	AC		1.00	1.00	1.00	13,000.00	13,000.00	66,950							