

LOT 1 CEDAR HILLS S/D.
678-262, 803-2639, 857-672, DC 1

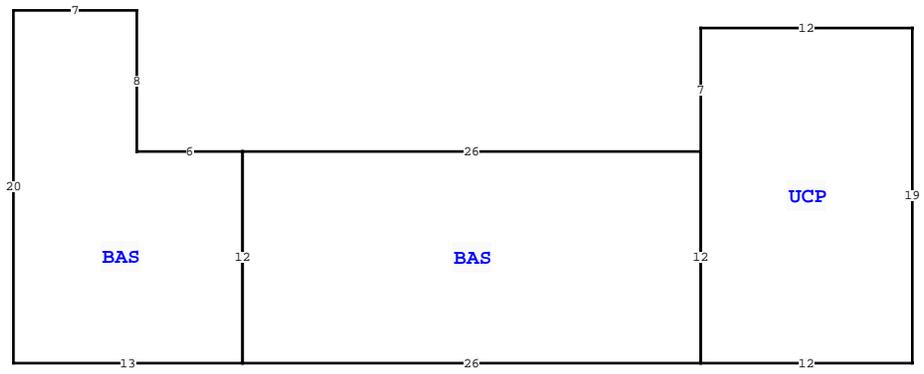
DILLON CHRISTINE DUBE
210 NE SUWANNEE RIVER DR
MAYO, FL 32066

2026

26-3S-15-00270-101
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID 100	
Roof Structur	02	SHED 100	
Roof Cover	02	ROLL COMP 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	01	NONE 100	
Heating Type	02	CONVECTION 100	
Bedrooms	1	1 100	
Bathrooms	1	1 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units	0	0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	01	01	
DOR CODE	0102	SFRES/MOBILE HOME	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	26315.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	212	100	
BAS	312	100	
UCP	228	20	
TOTALS	752		570 17,728

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0% - 0		47.85	27,274	1990	1990		0	0	35.00	65.00
Heated Area: 524 HX Base Yr												



VALUATION SUMMARY		PAGE 1 of 2	3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		56,590	
TOTAL MARKET OB/XF VALUE		21,772	
TOTAL LAND VALUE - MARKET		55,000	
TOTAL MARKET VALUE		133,362	
SOH/AGL Deduction		37,936	
ASSESSED VALUE		95,426	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		95,426	
TOTAL JUST VALUE		133,362	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		126,197	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40124	ELECTRICAL	0	07/09/2020
10738	POOL	80	02/12/1996
9325	M H	125	02/06/1995
8120	PUMP/UTPOL	30	02/28/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/947	4/01/2026	WD	Q	I	01	85,000
GRANTOR: CARLE TAMMY						
GRANTEE: DILLON CHRISTINE DU						
0855/0571	4/10/1995	QC	Q	I	01	0
GRANTOR: REGINA SAPP						
GRANTEE: KENNETH CARLE						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0040	BARN, POLE	0	0	0	0	1.00	UT	500.00	500.00	50
2	0294	SHED WOOD/	0	0	30	50	1.00	UT	6,500.00	6,500.00	75
3	0280	POOL R/CON	0	0	26	12	312.00	UT	70.00	70.00	30
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100
5	0166	CONC, PAVMT	0	0	0	0	930.00	UT	1.50	1.50	100
6	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100
8	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100
9	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100
10	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100

TOTAL OB/XF											
18,722											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		A-1	0.00	0.00	0.50	LT	
2	0100	C	SFR	0		00	0.00	0.00	0.50	LT	

BUILDING NOTES											
UCP= N19 W12 S7 BAS= W26 BAS= W6 N8 W7 S20 E13 N12\$ S12 E26 N12\$ S12 E12\$.											

BUILDING DIMENSIONS											
UCP= N19 W12 S7 BAS= W26 BAS= W6 N8 W7 S20 E13 N12\$ S12 E26 N12\$ S12 E12\$.											

LAND DESCRIPTION												TOTAL OB/XF												
												18,722												
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	0200	C	MBL HM	0		A-1	0.00	0.00	0.50	LT		1.00	1.00	1.00	55,000.00	55,000.00	27,500							
2	0100	C	SFR	0		00	0.00	0.00	0.50	LT		1.00	1.00	1.00	55,000.00	55,000.00	27,500							

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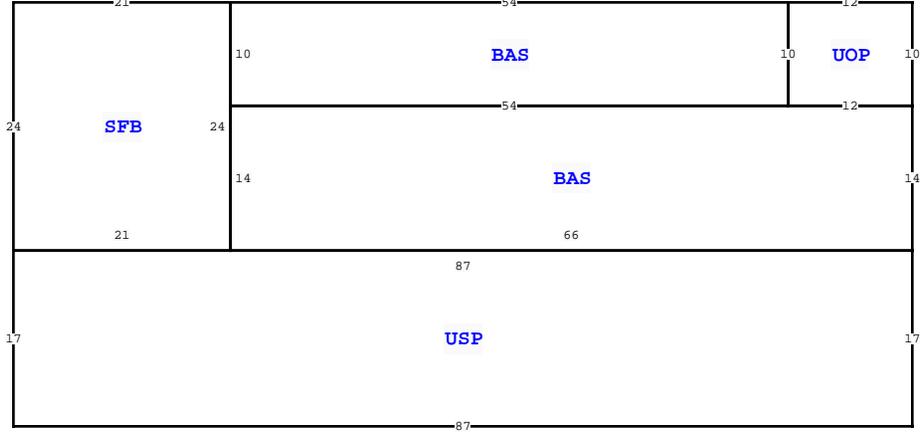
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VALUATION SUMMARY PAGE 2 of 2

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0800	02	2,415	63.8520	40.23	97,155	1994	1994		0	0	60.00	40.00		
2 MOBILE HME 0% - 0 Heated Area: 1968 HX Base Yr														



Quality		02 02			
DOR CODE		0102 SFRES/MOBILE HOME			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC		26315.010 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100		540	8,690
BAS	924	100		924	14,869
SFB	504	80		403	6,485
UOP	120	25		30	483
USP	1,479	35		518	8,336
TOTALS	3,567			2,415	38,862

182 SW MIKES GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
INC DATE		AG DATE	MLU

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
11	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	100	1,150	
12	0070	CARPORIT UF	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2021	2020		100	1,500	
13	0169	FENCE/WOOD	0	0	0	0	1.00	UT	400.00	400.00	100	2021	2020		100	400	

TOTAL OB/XF 3,050

LAND DESCRIPTION																								
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

VALUATION BY		STANDARD
Tax Group: 3		Tax Dist:
BUILDING MARKET VALUE		56,590
TOTAL MARKET OB/XF VALUE		21,772
TOTAL LAND VALUE - MARKET		55,000
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0855/0571	4/10/1995	QC	Q	I	01	0
GRANTOR: REGINA SAPP						
GRANTEE: KENNETH CARLE						

BUILDING NOTES													

BUILDING DIMENSIONS													
UOP= N10 W12 S10 E12\$ BAS= W12 BAS= N10 W54 SFB= W21 S24 USP= S17 E87 N17 W87\$ E21 N24\$ S10 E54\$ W54 S14 E66 N14\$.													