

LOT 10 SPRINGFIELD ESTATES PHASE  
749-1127, 928-2274, WD 1064-2167

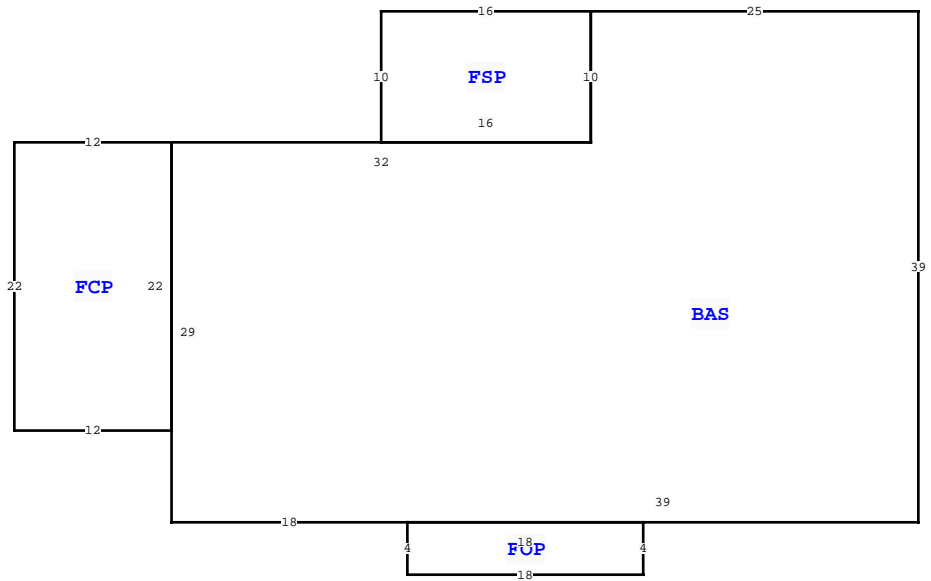
HASSAN AHMED  
286 SW DANTE TER  
LAKE CITY, FL 32024

**2026**

27-4S-16-03199-210  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	60
Exterior Wall	31	VINYL SID	40
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
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
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	27416.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,903	100	
FCP	264	25	
FOP	72	30	
FSP	160	40	
TOTALS	2,399		

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% - 2020									
Heated Area: 1903 HX Base Yr 2020											



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		215,572
TOTAL MARKET OB/XF VALUE		2,300
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		245,872
SOH/AGL Deduction		66,463
ASSESSED VALUE		179,409
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,998
TOTAL JUST VALUE		245,872
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/0519	2/27/2019	WD Q	Q	I	01	175,000
GRANTOR: CLARENCE W III & LEIG						
GRANTEE: AHMED HASSAN						
1268/2248	1/24/2014	WD Q	Q	I	01	118,500
GRANTOR: NATIONAL PROPERTY EXC						
GRANTEE: CLARENCE W III & LE						

EXTRA FEATURES		TOTAL ADJ		SUBAREA MARKET VALUE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0166	CONC, PAVMT	0 100	90	10
2	0120	CLFENCE 4	0 100	0	0
3	0296	SHED METAL	0 100	0	0

TOTAL OB/XF												2,300				
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	0166	CONC, PAVMT	0 100	90	10	900.00	UT	2.00	2.00	100	0	0	3	100	1,800	
2	0120	CLFENCE 4	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W25 FSP= W16 S10 E16 N10\$ S10 W32 FCP= W12 S22 E12 N22\$ S29 E18 FOP= S4 E18N4 W18\$ E39 N39\$.

LAND DESCRIPTION		TOTAL OB/XF																		2,300				
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/MR	00.00	175.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							