

LOT 28 BLOCK 3 CAROLYN HEIGHTS S
369-152, 393-78, QC 1056-666, DC

HARRIS BEATRICE H/HARRIS TERESA
293 NE ALPHA TER
LAKE CITY, FL 32055

2026

28-3S-17-05749-000
VALUATION SUMMARY

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|-------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK | 80 |
| Exterior Wall | 08 | WD OR PLY | 20 |
| Roof Structure | 03 | GABLE/HIP | 100 |
| Roof Cover | 12 | MODULAR MT | 100 |
| Interior Wall | 05 | DRYWALL | 100 |
| Interior Floor | 06 | VINYL ASB | 100 |
| Air Condition | 02 | WINDOW | 100 |
| Heating Type | 03 | FORCED AIR | 100 |
| Bedrooms | | 3 | 100 |
| Bathrooms | | 1 | 100 |
| Frame | 01 | NONE | 100 |
| Stories | 1. | 1. | 100 |
| Architectural Units | 05 | CONV | 100 |
| Condition Adj | 03 | 03 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 05 | 05 | |
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 28317.040 | 1.00/ | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 190 | 100 | |
| BAS | 864 | 100 | |
| FST | 50 | 55 | |
| TOTALS | 1,104 | | 1,082 |

| 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% | - 2023 | | | | | | | | |
| | | | | Heated Area: 1054 | | | HX Base Yr | | | | |

| VALUATION BY | | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 70,978 |
| TOTAL MARKET OB/XF VALUE | | 50 |
| TOTAL LAND VALUE - MARKET | | 8,400 |
| TOTAL MARKET VALUE | | 79,428 |
| SOH/AGL Deduction | | 4,009 |
| ASSESSED VALUE | | 75,419 |
| TOTAL EXEMPTION VALUE | 14 HX HB | 75,419 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 79,428 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 79,428 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

| SALES DATA | | | | | | |
|-------------------|------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |
| | | | | | | |

| BUILDING NOTES | |
|----------------|--|
| | |

| BUILDING DIMENSIONS | |
|--|--|
| BAS= W36 S24 E36 BAS= E10 N19 W10 S19\$ N19 FST= E10 N5 W10 S5\$ N5\$. | |

| 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | | | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 50 | |

| 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 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 8,400.00 | 8,400.00 | 8,400 | | | | | | | |