

LOTS 8 & 9 BLOCK 5 & LOT 7, BLOC S 4 FT THEREOF. ALSO, THE E 28 F 23,24 & 25, BLOCK 5 & LOTS 5 & 6

HENDERSON ISSAC I/HENDERSON REGINA  
152 NW FAT CAT CT  
LAKE CITY, FL 32055

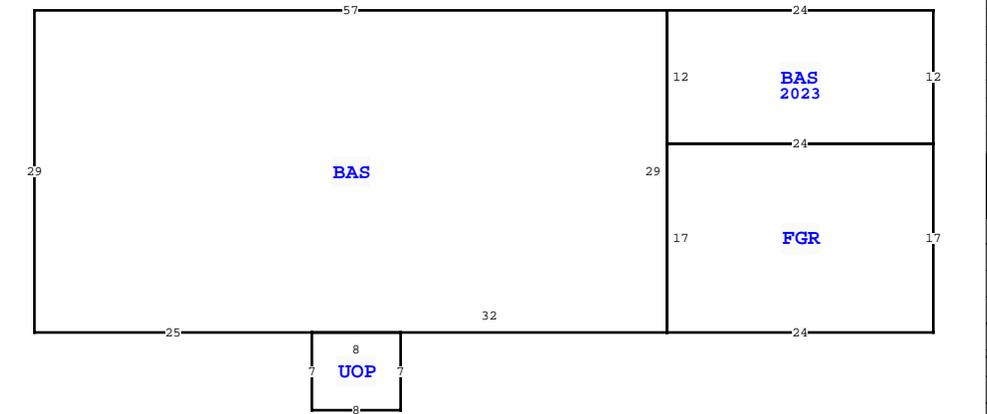
2026

29-3S-16-02394-002



ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floor	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architctual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,176	112.5200	128.27	279,116	1956	1995	0	0	35.00	65.00



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 01			
NEIGHBORHOOD/LOC	29316.030	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,653	100		1,653	137,820
BAS	288	100	2023	288	24,012
FGR	408	55		224	18,676
UOP	56	20		11	917
TOTALS	2,405			2,176	181,425

152 NW FAT CAT CT, LAKE CITY

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	0296	SHED METAL	0	100	18	24		432.00	UT	1.50			100	648	
2	0166	CONC, PAVMT	0	100	0	0		1.00	UT	1,000.00			100	1,000	

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				0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000									

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		181,425
TOTAL MARKET OB/XF VALUE		1,648
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		209,073
SOH/AGL Deduction		16,008
ASSESSED VALUE		193,065
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		141,654
TOTAL JUST VALUE		209,073
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/2752	11/03/2022	WD	Q	I	01	195,000
GRANTOR: HALABI WASEEM						
GRANTEE: HENDERSON ISSAC I						
1401/2140	12/20/2019	WD	Q	I	01	48,000
GRANTOR: AMY LYNN SWEARENGIN A						
GRANTEE: WASEEM HALABI						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W57 S29 E25 E32 N29 \$
FGR=[ORIG=0,29] E24 N17 W24 S17 \$
UOP=[ORIG=-32,29] S7 E8 N7 W8 \$
BAS=[YR=2023;ORIG=0,0] E24 S12 W24 N12 \$