

LOT 2 BLOCK 1 HIGHLANDS S/D.
421-236, 863-1412, 990-1420, WD

BEEDA ARYELLA RONDA/BEEDA RICHARD FRANCIS
1277 NW ASHLEY ST
LAKE CITY, FL 32055

2026

30-3S-17-05873-000
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,143	125.0800	142.59	162,980	1960	1960	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 880 HX Base Yr 2024

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		105,937
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		11,975
TOTAL MARKET VALUE		119,912
SOH/AGL Deduction		51,765
ASSESSED VALUE		68,147
TOTAL EXEMPTION VALUE	HX HB	43,147
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		119,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,055

QUALITY	CD	CONSTRUCTION			
05	05				
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	30317.020	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	880	100		880	81,561
FCP	170	25		42	3,893
FEP	167	80		134	12,420
FOP	64	30		19	1,761
FST	123	55		68	6,302
TOTALS	1,404			1,143	105,937

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047889	Electrical Servic	0	08/14/2023
000047888	Remodel	12,621	08/14/2023
000047763	Roof Replacement	17,000	07/27/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1484/1395	2/10/2023	WD	Q	I	01	127,000
GRANTOR: LANG ANDREW						
GRANTEE: TRINIDAD ARYELLA RH						
1419/0315	9/08/2020	WD	Q	I	01	83,000
GRANTOR: ROY J & JEAN BRINKMAN						
GRANTEE: ANDREW LANG						

1277 NW ASHLEY ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022
INC DATE		AG DATE	MLU

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	400	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W30 FEP= N10 W20 S7 E11 S3 E9\$ W9 FST= N3 W11 S12E10N9 E1\$ W1 S9 FCP= W10 S17 E10N17\$S13 FOP= S4 E16 N4 W16\$ E40 N22\$.	

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		00	0.00	0.00	12,605.02	SF		1.00	1.00	1.00	0.95	0.95	11,975							