

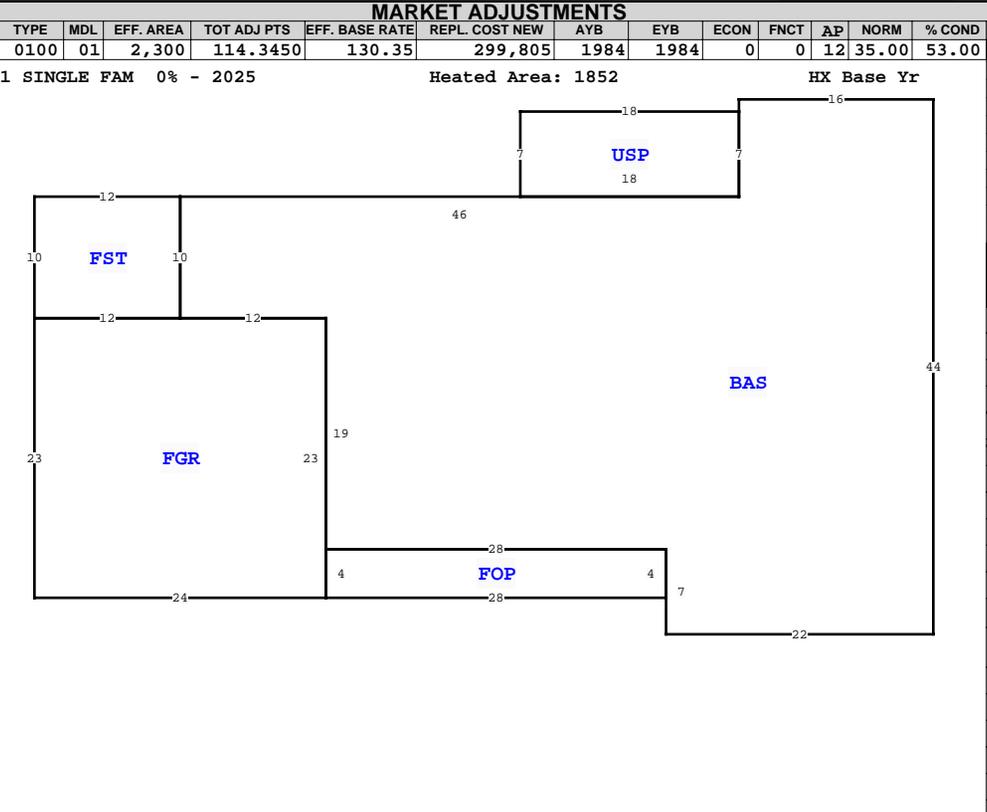
COMM SW COR OF SE1/4 OF NE1/4, E
SE COR OF SE1/4 OF NE1/4, N 513.
W 349.10 FT, N 6 DEG E 199.20 FT

HONER SHANNON/HONER SIMEON
2444 SOUTH AVE
LEESBURG, FL 34748

2026

30-4S-17-08877-000
VALUATION SUMMARY PAGE 1 of 1

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual Units	05	CONV 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,852	100		1,852	127,946
FGR	552	55		304	21,002
FOP	112	30		34	2,349
FST	120	55		66	4,560
USP	126	35		44	3,040
TOTALS	2,762			2,300	158,897

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		158,897
TOTAL MARKET OB/XF VALUE		3,200
TOTAL LAND VALUE - MARKET		7,920
TOTAL MARKET VALUE		170,017
SOH/AGL Deduction		0
ASSESSED VALUE		170,017
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		170,017
TOTAL JUST VALUE		170,017
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/1083	5/10/2024	WD	U	I	11	100
GRANTOR: HONER SIMON JR TRUST						
GRANTEE: HONER SHANNON						
1514/1083	5/10/2024	WD	U	I	11	100
GRANTOR: HONER SIMON JR TRUST						
GRANTEE: HONER SHANNON						

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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0060	CARPORT F	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	
4	0166	CONC, PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

EXTRA FEATURES		408 SW PRESLEY TER, LAKE CITY	
BLD DATE	XF DATE	INC DATE	LGL DATE
LAND DATE	AG DATE		

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W16 S1 USP= W18 S7 E18 N7\$ S7 W46 FST= W12S10 E12N10\$ S10 FGR= W12 S23E24 N23 W12\$ E12 S19 FOP= S4 E28 N4 W28\$ E28 S7 E22 N44\$.									

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		A-1	0.00	0.00	1.76	AC		1.00	1.00	1.00	4,500.00	4,500.00	7,920							