

COMM NE COR OF SE1/4, RUN S 536.  
 POB, RUN W 493.01 FT, N 261.55 F  
 FT, S 259.65 FT TO POB. (PARCEL

GUZMAN JANET MORA  
 164 NW SENIOR CT  
 LAKE CITY, FL 32055

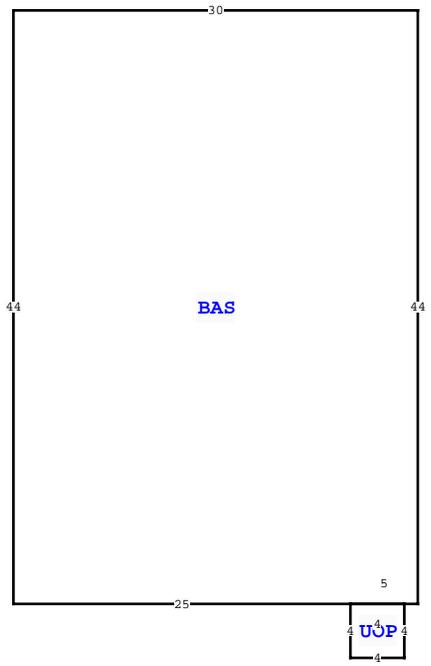
2026

32-2S-16-01807-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		2 100	
Bathrooms		1.5 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectual	05	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
Kitchen Adjus	01	01 100	
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,320	100	
UOP	16	20	
TOTALS	1,336		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND	
1	SINGLE FAM	0%	2026										
Heated Area: 1320 HX Base Yr													



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			37,828
TOTAL MARKET OB/XF VALUE			5,800
TOTAL LAND VALUE - MARKET			29,500
TOTAL MARKET VALUE			73,128
SOH/AGL Deduction			0
ASSESSED VALUE			73,128
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			73,128
TOTAL JUST VALUE			73,128
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			65,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042436	Electrical Servic	0	07/28/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1564/2666	4/02/2026	WD	Q	I	01	260,000

GRANTOR: SIGLER JUAN MANUEL  
 GRANTEE: GUZMAN JANET MORA  
 1430/988 2/11/2021 WD Q I 01 35,000  
 GRANTOR: WILSON CORNELL R  
 GRANTEE: SIGLER JUAN MANUEL

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W30 S44 E25 UOP= S4 E4N4 W4\$ E5 N44\$.	

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	0070	CARPORT UF	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
2	0263	PRCH, USP	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
3	0296	SHED METAL	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
4	0081	DECKING WI	0	0	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	

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	DPTH 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	2.95	AC		1.00	1.00	1.00	10,000.00	10,000.00	29,500							