

BEG SE COR OF NW1/4 OF SW1/4, RU
1335.40 FT TO E R/W LINE OF THOM
34.21 FT, E 431.20 FT, S 397.66

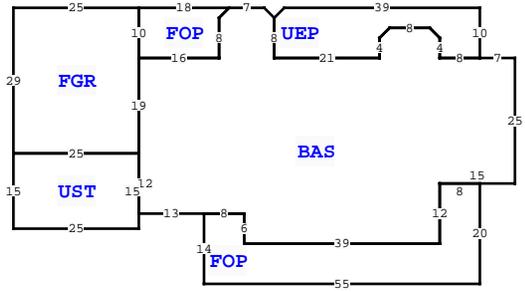
LEE LAVERNE W
931 SW THOMAS TER
LAKE CITY, FL 32024

2026

32-3S-16-02427-003
VALUATION SUMMARY

| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|----------------|------|
| ELEMENT | CD | | |
| Exterior Wall | 19 | COMMON BRK 100 | |
| Roof Structur | 08 | IRREGULAR 100 | |
| Roof Cover | 03 | COMP SHNGL 100 | |
| Interior Wall | 05 | DRYWALL 100 | |
| Interior Floor | 08 | SHT VINYL 50 | |
| Interior Floor | 14 | CARPET 50 | |
| Air Condition | 03 | CENTRAL 100 | |
| Heating Type | 04 | AIR DUCTED 100 | |
| Bedrooms | | 2 100 | |
| Bathrooms | | 3.5 100 | |
| Frame | 02 | WOOD FRAME 100 | |
| Stories | 1. | 1. 100 | |
| Architectural | 05 | CONV 100 | |
| Units | | 0 100 | |
| Condition Adj | 03 | 03 100 | |
| Kitchen Adjus | 01 | 01 100 | |
| Quality | 07 | 07 | |
| DOR CODE | 5000 IMPROVED AG | | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 32316.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 2,643 | 100 | |
| FGR | 725 | 55 | |
| FOP | 162 | 30 | |
| FOP | 584 | 30 | |
| FST | 528 | 55 | |
| UEP | 340 | 60 | |
| UST | 375 | 45 | |
| TOTALS | 5,357 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|-------|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 0100 | 01 | 3,929 | 124.8390 | 142.32 | 559,175 | 2002 | 2002 | 0 | 0 | 0 | 23.00 | 77.00 |
| 2 SINGLE FAM 100% - 1996 Heated Area: 2643 HX Base Yr 1996 | | | | | | | | | | | | |



| VALUATION SUMMARY | | PAGE 1 of 1 | 3 |
|---------------------------|-----------|-------------|---|
| VALUATION BY | | STANDARD | |
| Tax Group: 3 | Tax Dist: | | |
| BUILDING MARKET VALUE | | 430,565 | |
| TOTAL MARKET OB/XF VALUE | | 27,380 | |
| TOTAL LAND VALUE - MARKET | | 162,390 | |
| TOTAL MARKET VALUE | | 470,682 | |
| SOH/AGL Deduction | | 147,937 | |
| ASSESSED VALUE | | 322,745 | |
| TOTAL EXEMPTION VALUE | WX HX HB | 56,411 | |
| BASE TAXABLE VALUE | | 266,334 | |
| TOTAL JUST VALUE | | 620,335 | |
| NCON VALUE | | 0 | |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | 606,235 | |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------------|-----|------------|
| 000050956 | Electrical Servic | 0 | 10/03/2024 |
| 19820 | SFR | 456 | 08/07/2002 |
| 9101 | M H | 125 | 11/28/1994 |

| SALES DATA | | | | | | |
|-------------------|------------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1529/299 | 12/10/2024 | LE U | | I | 14 | 100 |

GRANTOR: LEE LAVERN W (ENH LE)
GRANTEE: LEE DONNA CHAILLE (
0724/0358 7/06/1990 WD Q V 39,450
GRANTOR: SPADE CARTER
GRANTEE: DONALD F LEE

| 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 | 0031 | BARN,MT AE | 0 | 100 | 0 | 0 | | 1.00 | UT 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 2 | 0070 | CARPORT UF | 0 | 100 | 24 | 30 | | 720.00 | UT 1.50 | 50 | 1993 | 1993 | 3 | 50 | 540 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | | 894.00 | UT 2.00 | 100 | 2003 | 2003 | 3 | 100 | 1,788 | |
| 4 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | | 1.00 | UT 1,200.00 | 100 | 2006 | 2006 | 3 | 100 | 1,200 | |
| 5 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | | 1.00 | UT 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 6 | 0031 | BARN,MT AE | 0 | 100 | 30 | 30 | | 900.00 | UT 11.00 | 100 | 2013 | 2013 | 3 | 100 | 9,900 | |
| 7 | 0166 | CONC,PAVMT | 0 | 100 | 4 | 30 | | 120.00 | UT 2.00 | 100 | 2013 | 2013 | 3 | 100 | 240 | |
| 8 | 0060 | CARPORT F | 0 | 100 | 40 | 44 | | 1,760.00 | UT 3.50 | 100 | 2013 | 2013 | 3 | 100 | 6,160 | |
| 9 | 0166 | CONC,PAVMT | 0 | 100 | 4 | 44 | | 176.00 | UT 2.00 | 100 | 2013 | 2013 | 3 | 100 | 352 | |

| TOTAL OB/XF | | | | | | | | | | | | | 27,380 | | | |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|----------|--|-----------|------------|
| | | | | | | | | | | | | | BLD DATE | | LGL DATE | |
| | | | | | | | | | | | | | XF DATE | | LAND DATE | 05/04/2026 |
| | | | | | | | | | | | | | INC DATE | | AG DATE | MLU |

| BUILDING NOTES | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W7 UEP= N10 W39 D2 L2 S8 E21 N4 R2 U2 E8 D2 R2 S4 E8\$ W8 N4 L2 U2 W8 D2 L2 S4 W21 N8 L2 U2 W7 FOP= W18 S10 E16 N8 R2 U2 \$ D2 L2 S8 W16 FGR= N10 W25 S29 E25 N19\$ S19 UST= W25 S15 E25 N15\$ S12 E13 POP= S14 E55 N20 W8 S12 W39 N6 W8\$ E8 S6 E39 N12 E15 N25\$ PTR= N40 FST= N44 W12 S44 E12\$ S40\$. | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W7 UEP= N10 W39 D2 L2 S8 E21 N4 R2 U2 E8 D2 R2 S4 E8\$ W8 N4 L2 U2 W8 D2 L2 S4 W21 N8 L2 U2 W7 FOP= W18 S10 E16 N8 R2 U2 \$ D2 L2 S8 W16 FGR= N10 W25 S29 E25 N19\$ S19 UST= W25 S15 E25 N15\$ S12 E13 POP= S14 E55 N20 W8 S12 W39 N6 W8\$ E8 S6 E39 N12 E15 N25\$ PTR= N40 FST= N44 W12 S44 E12\$ S40\$. | | | | | | | | | | | | |

| 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 | DPHT 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 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 6,000 | | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 24.06 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 6,737 | | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | 00 | 0.00 | 0.00 | 24.06 | AC | | 1.00 | 1.00 | 1.00 | 6,500.00 | 6,500.00 | 156,390 | | | | | | | | |