

COMM SW COR OF NE1/4 OF NW1/4, R  
E 497.21 FT FOR POB, CONT E 873.  
264.40 FT, W 874.64 , S 264.31 F

RUEDA JOSE M/RUEDA MERCEDES  
362 SW BIRLEY AVE  
LAKE CITY, FL 32024-0608

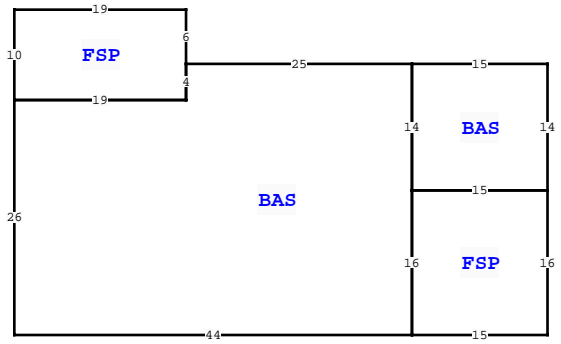
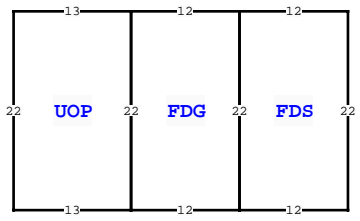
**2026**

32-3S-16-02428-002  


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPLK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
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

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,999	116.4000	130.37	260,610	1981	1990		0	0	35.00	65.00		

1 SINGLE FAM 100% - 2020 Heated Area: 1454 HX Base Yr 2020



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	32316.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	210	100		210	17,796
BAS	1,244	100		1,244	105,417
FDG	264	60		158	13,389
FDS	264	60		158	13,389
FSP	190	40		76	6,440
FSP	240	40		96	8,135
UOP	286	20		57	4,830
TOTALS	2,698			1,999	169,396

362 SW BIRLEY AVE, LAKE CITY

BLD DATE	LGL DATE	04/22/2026	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1995	1995	3	40	14,336	
2	0282	POOL ENCL	0	100	0	0	850.00	UT	15.00	15.00	100	1995	1995	3	40	5,100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	300	
5	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	1,200	

LAND DESCRIPTION TOTAL OB/XF 28,036

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		A-1	0.00	0.00	5.30	AC		1.00	1.00	1.00	12,000.00	12,000.00	63,600							

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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		169,396
TOTAL MARKET OB/XF VALUE		28,036
TOTAL LAND VALUE - MARKET		63,600
TOTAL MARKET VALUE		261,032
SOH/AGL Deduction		90,689
ASSESSED VALUE		170,343
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,932
TOTAL JUST VALUE		261,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,732

SALE:3:1: PP INCLUDED - INQUIRY ATTACHED TO CARD  
 SALE:2:1: 8.32 AC WITH HOUSE  
 SALE:1:1: 5.28 AC MOL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00005275	Storage Building	19,876	03/18/2026
00005203	Right-of-Way Acce		03/10/2026
000045123	Storage Building	28,900	01/03/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/1490	5/14/2019	WD	Q	I	01	180,000
GRANTOR: DEREK MACLAREN						
GRANTEE: JOSE M & MERCEDES R						
1239/0522	8/01/2012	WD	Q	I	01	163,000
GRANTOR: JEFFREY E & SUSAN A J						
GRANTEE: DEREK MACLAREN						

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
 BAS= W25 FSP= N6 W19 S10 E19N4S4 W19 S26 E44 FSP= E15 N16  
 W15 S16\$ N16 BAS= E15 N14 W15 S14\$ N14\$ PTR=N20 FDS= N22 W12  
 FDG= W12 UOP= W13 S22 E13 N22\$ S22 E12 N22\$ S22 E12\$ S20\$.