

LOT 16 BLOCK A CYPRESS LAKE S/D.  
DC 1136-1361, PB 1324-89, WD 132

LEE IRA D JR/LEE WANDA N  
144 SW WOOD DUCK CT  
LAKE CITY, FL 32024

**2026**

33-3S-16-02434-016  
VALUATION SUMMARY PAGE 1 of 1

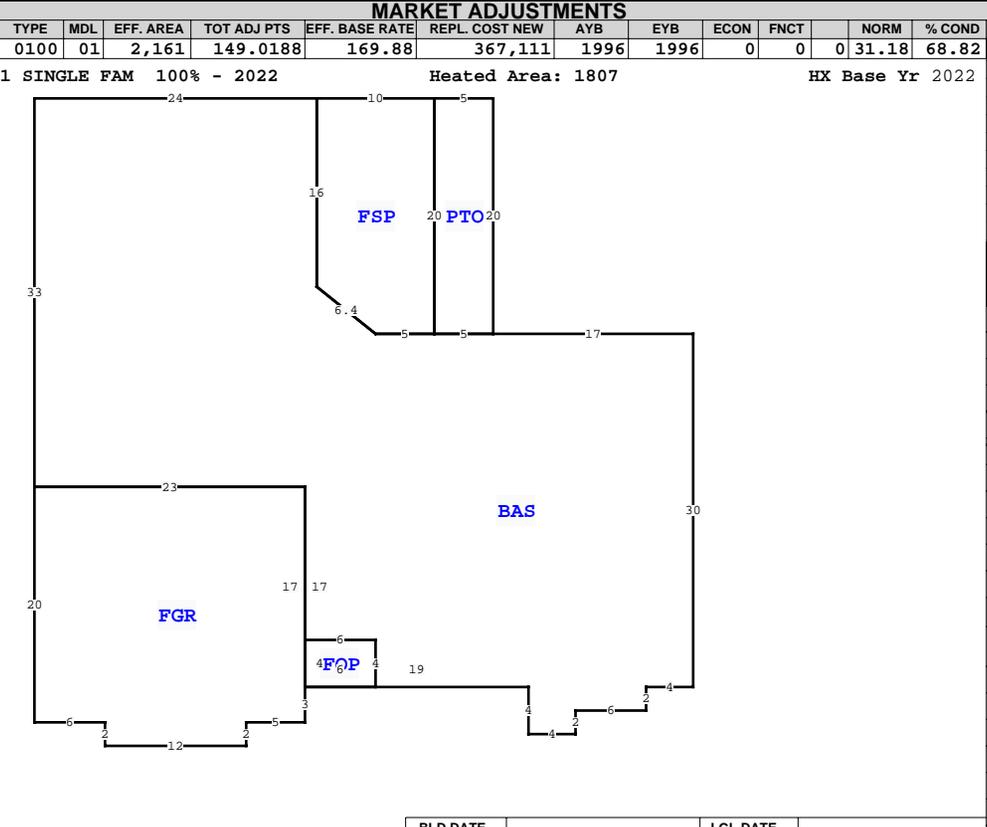
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	33316.020	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,807	100		1,807	211,259
FGR	484	55		266	31,098
FOP	24	30		7	818
FSP	190	40		76	8,885
PTO	100	5		5	584
<b>TOTALS</b>	<b>2,605</b>			<b>2,161</b>	<b>252,646</b>



144 SW WOOD DUCK CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
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	0166	CONC, PAVMT	0	100	0	1,503.00	UT	1.50	1.50	100	1996	1996	3	100	2,255	
2	0080	DECKING	0	100	14	280.00	UT	5.00	5.00	75	1996	1996	3	75	1,050	
3	0294	SHED WOOD/	0	100	10	120.00	UT	14.00	14.00	100	2007	2007	3	100	1,680	

TOTAL OB/XF 4,985

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		RSF-1230.00	271.00		1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		252,646
TOTAL MARKET OB/XF VALUE		4,985
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		292,631
SOH/AGL Deduction		52,866
ASSESSED VALUE		239,765
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		188,354
TOTAL JUST VALUE		292,631
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,094

SALE:1:1: LOT 16 BLK A

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10742	SFR	295	02/12/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1439/374	6/03/2021	WD Q	Q	I	01	273,000
GRANTOR: SPENCER MICHAEL TRUST						
GRANTEE: LEE IRA D JR						
1327/2375	12/15/2016	WD U	I	I	11	100
GRANTOR: MICHAEL SPENCER						
GRANTEE: MICHAEL SPENCER AS						

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
BAS= W24 S33 FGR= S20 E6 S2 E12 N2 E5 N3 FOP= E6 N4 W6 S4\$ N17 W23\$ E23 S17 E19 S4 E4 N2 E6 N2 E4 N30 W17 PTO= N20 W5 S20 E5\$ W5 FSP= N20 W10 S16 D4 R5 E5 \$ W5 L5 U4 N16\$.