

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	01	MINIMUM	100
Interior Wall		N/A	100
Interior Floo	03	CONC FINSH	100
Ceiling	02	F.NOT SUS	100
Air Condition	02	WINDOW	100
Heating Type	01	NONE	100
Fixtures		4	100
Frame	03	MASONRY	100
Story Height		8	100
RMS		0	100
Stories	1.	1.	100
Units		0	100
Condition Adj	01	01	100
Quality	03	03	
DOR CODE	2500 REPAIR SERVICE		
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.060 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,410	100	
CAN	790	30	
SPA	600	85	
TOTALS	2,800		
TOTALS		2,157	11,007

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SERV SHOP	0%	- 2023									
Heated Area: 1920 HX Base Yr												

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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		11,007	
TOTAL MARKET OB/XF VALUE		3,088	
TOTAL LAND VALUE - MARKET		50,938	
TOTAL MARKET VALUE		65,033	
SOH/AGL Deduction		0	
ASSESSED VALUE		65,033	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		65,033	
TOTAL JUST VALUE		65,033	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		59,869	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/1345	7/06/2022	QC	U	I	11	100
GRANTOR: ALVARADO VERA						
GRANTEE: SILVER VIVIANA						
0822/0031	5/15/1996	WD	Q	I		55,000
GRANTOR: J ALLEN & LISBETH TUG						
GRANTEE: ALVARO & VERA ALVAR						

EXTRA FEATURES		1326 E DUVAL ST, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	ADJ R
1	0140	CLFENCE 6	0.00
2	0040	BARN, POLE	1.50
3	0166	CONC, PAVMT	0.00
4	0169	FENCE/WOOD	0.00

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
			05/12/2026		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W50 SPA= W20 S30 E20 N30\$ S27 CAN= S3 W20 S10 E70 N10 W20 N3 W30\$ E30 S3 E20 N30\$.	

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	2500	C	SRVC SHOPS	0		CI	113.00	175.00	19,775.00	SF		1.00	1.00	1.00	2.50	2.50	49,438							
2	0000	C	VAC RES	0		RSF/MH	67.00	200.00	1.00	LT		1.00	1.00	1.00	1,500.00	1,500.00	1,500							