

PART OF LOT 57, CATALINA S/D PAR  
 FOLLOWS: COMM AT NW COR OF LOT 5  
 FT TO POB, E 96.09 FT, S 44.37 F

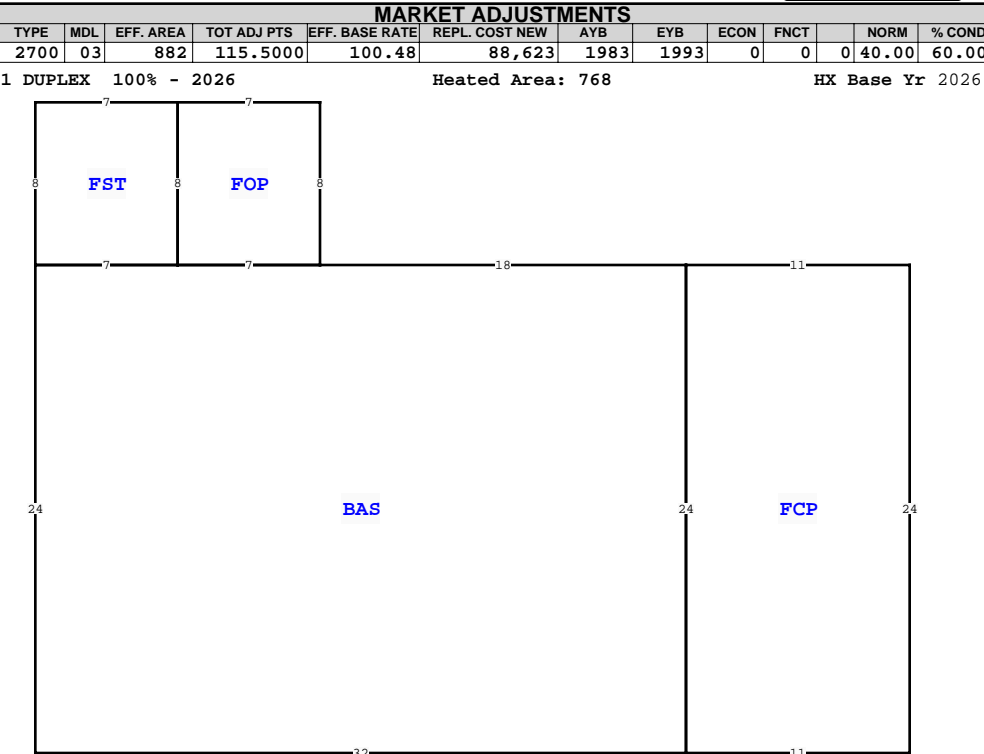
PERRY VICTORIA A/PERRY WILLIAM T  
 161 SE CLAUDIA WAY, APT 102  
 LAKE CITY, FL 32025

2026

34-3S-17-07018-062



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Roof Structur	03	GABLE/HIP		100	
Roof Cover	12	MODULAR	MT	100	
Interior Wall	05	DRYWALL		100	
Interior Floo	12	HARDWOOD		100	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		2		100	
Bathrooms		1		100	
Frame	02	WOOD FRAME		100	
Story Height		8		100	
RMS		0		100	
Stories	1.	1.		100	
Units		1		100	
Condition Adj	03	03		100	
Kitchen Adjus	01	01		100	
Quality	05	05			
DOR CODE	0800MULTI-FAM <10				
MAP NUM		MKT AREA		06	
NEIGHBORHOOD/LOC	34317.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	46,301
FCP	264	25		66	3,979
FOP	56	30		17	1,025
FST	56	55		31	1,869
TOTALS	1,144			882	53,174



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VALUATION BY VALUATION SUMMARY STANDARD

Tax Group: 2 Tax Dist:

BUILDING MARKET VALUE	53,174
TOTAL MARKET OB/XF VALUE	450
TOTAL LAND VALUE - MARKET	11,250
TOTAL MARKET VALUE	64,874
SOH/AGL Deduction	11,486
ASSESSED VALUE	53,388
TOTAL EXEMPTION VALUE	38,388
BASE TAXABLE VALUE	15,000
TOTAL JUST VALUE	64,874
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,739

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1539/2142	3/03/2025	WD U	I	37		101,000

GRANTOR: BRACKEN JOE  
 GRANTEE: PERRY VICTORIA A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W18 W7 W7 S24 E32 N24 \$  
 FCP=[ORIG=0,24] E11 N24 W11 S24 \$  
 FOP=[ORIG=-18,0] N8 W7 S8 E7 \$  
 FST=[ORIG=-25,0] N8 W7 S8 E7 \$

EXTRA FEATURES

161 SE CLAUDIA WAY APT 102, LAKE CITY

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	0			0.00	100	0	0	3	100	200	
2	0120	CLFENCE 4	0	100	0	0			0.00	100	2017	2017	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 450

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	0800	C	MULTI-FAM	100		RSF/MH	0.00	0.00	0.50	LT		1.00	1.00	1.00	22,500.00	22,500.00	11,250							