

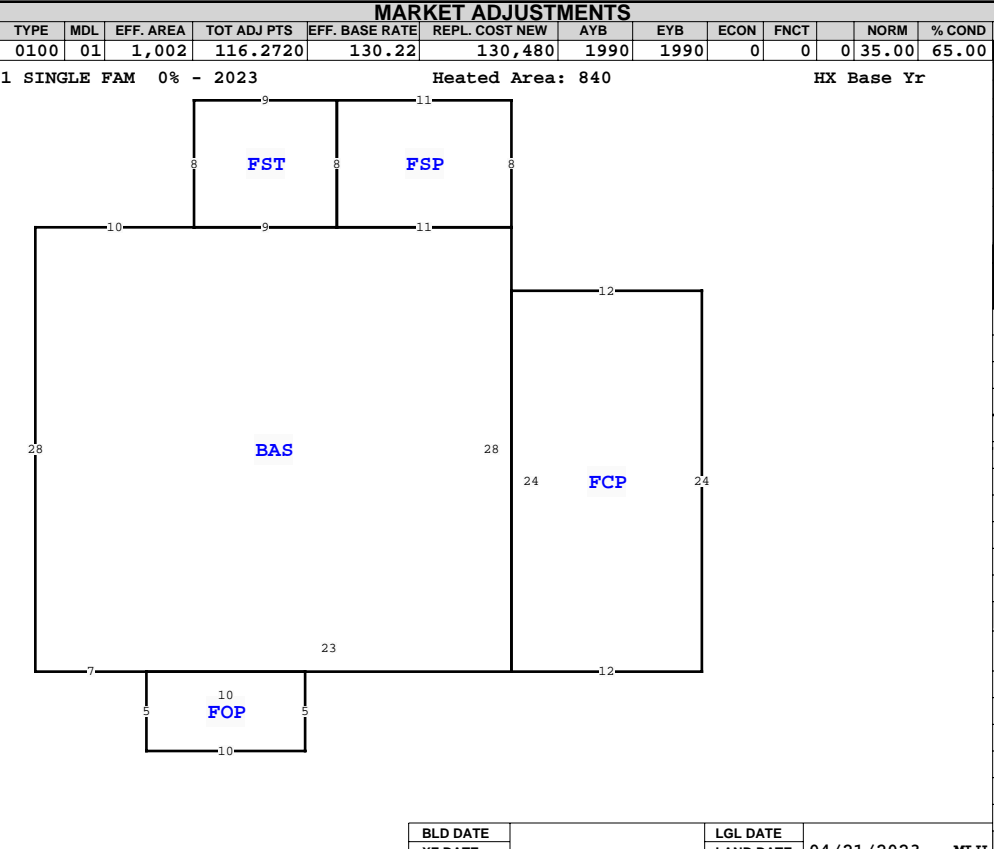
LOT 100 EASTSIDE VILLAGE S/D.  
716-33, 730-341, 754-1243, 774-7

SPARROW ROXANA  
131 SE PAMELA PL  
LAKE CITY, FL 32025

**2026**

34-3S-17-07018-200  
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	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
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.040	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	
FCP	288	25	
FOP	50	30	
FSP	88	40	
FST	72	55	
TOTALS	1,338		1,002
SUBAREA MARKET VALUE		84,812	



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		84,812
TOTAL MARKET OB/XF VALUE		378
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		107,690
SOH/AGL Deduction		0
ASSESSED VALUE		107,690
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		107,690
TOTAL JUST VALUE		107,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054313	Roof Replacement	11,700	10/23/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/2626	4/29/2022	WD	Q	I	01	139,000
GRANTOR: FLORIDA OPPORTUNITY R						
GRANTEE: SPARROW ROXANA						
1364/2035	6/20/2018	CT	U	I	18	51,000
GRANTOR: CLERK OF COURT (THOMA						
GRANTEE: FLORIDA OPPORTUNITY						

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	0166	CONC,PAVMT	0	0	30	9		1.40	1.40	100	0	0	3	100	378	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W10 S28 E7 FOP= S5 E10N5 W10\$ E23 FCP= E12 N24 W12S24\$ N28 FSP= N8 W11 S8 E11\$W11 FST= N8 W9 S8 E9\$ W9\$.	

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	0100	C	SFR	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							