

LOT 101 EASTSIDE VILLAGE S/D.  
716-033, 735-394, 759-837, 959-2

HART ROBERT C/HART JENNIFER C  
16804 NW 173RD TERR  
ALACHUA, FL 32615

**2026**

34-3S-17-07018-201  
PAGE 1 of 1

| ELEMENT       | CD | CONSTRUCTION   |
|---------------|----|----------------|
| Exterior Wall | 31 | VINYL SID 100  |
| Roof Structur | 03 | GABLE/HIP 100  |
| Roof Cover    | 14 | PREFIN MT 100  |
| Interior Wall | 05 | DRYWALL 100    |
| Interior Floo | 14 | CARPET 100     |
| Air Condition | 03 | CENTRAL 100    |
| Heating Type  | 04 | AIR DUCTED 100 |
| Bedrooms      |    | 2 100          |
| 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         |

| TYPE | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
|------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| 1    | SINGLE FAM | 0%        | 0           | 137.45         | 172,500        | 1990 | 1990 | 0    | 0    | 35.00 | 65.00  |

Heated Area: 1028 HX Base Yr

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 2              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 112,125  |
| TOTAL MARKET OB/XF VALUE  |           | 1,890    |
| TOTAL LAND VALUE - MARKET |           | 22,500   |
| TOTAL MARKET VALUE        |           | 136,515  |
| SOH/AGL Deduction         |           | 0        |
| ASSESSED VALUE            |           | 136,515  |
| TOTAL EXEMPTION VALUE     |           | 0        |
| BASE TAXABLE VALUE        |           | 136,515  |
| TOTAL JUST VALUE          |           | 136,515  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 136,515  |

| 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,028            | 100           |      | 1,028        | 91,844               |
| FGR              | 288              | 55            |      | 158          | 14,116               |
| FOP              | 55               | 30            |      | 16           | 1,429                |
| UEP              | 88               | 60            |      | 53           | 4,735                |
| TOTALS           | 1,459            |               |      | 1,255        | 112,125              |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000049292  | Roof Replacement | 11,160 | 02/26/2024 |

| SALES DATA   |           |           |       |       |        |            |
|--|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number  | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1337/2322  | 5/30/2017 | WD        | U     | I     | 30     | 70,000     |
| GRANTOR: ROBERT C, GORDAN E, &<br>GRANTEE: ROBERT C & JENNIFER |           |           |       |       |        |            |
| 1335/2666  | 5/02/2017 | PB        | U     | I     | 11     | 0          |
| GRANTOR: JUDGE'S ORDER<br>GRANTEE: ROBERT C, GORDAN E,         |           |           |       |       |        |            |

| 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 | 21 | 30    |    | 3.00  | 3.00           | 100       | 0       | 0           | 3 | 100    | 1,890           |       |

|                |  |                             |            |
|----------------|--|-----------------------------|------------|
| EXTRA FEATURES |  | 121 SE PAMELA PL, LAKE CITY |            |
| BLD DATE       |  | LGL DATE                    | 04/21/2023 |
| XF DATE        |  | LAND DATE                   | MLU        |
| INC DATE       |  | AG DATE                     |            |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS   |  |
|---|--|
| BAS= W20 S36 E9 FOP= S5 E11N5 W11\$ E22 FGR= E12 N24 W12S24\$ N28 UEP= N8 W11 S8 E11\$W11 N8\$. |  |

| LAND DESCRIPTION |          | TOTAL OB/XF 1,890 |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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     |                             |      |         |      |     |    |        |