

COMM 1522.80 FT N OF SW COR OF S
FOR POB, RUN N 368.33 FT, E 300
W 300 FT TO POB. (AKA LOTS 14 &

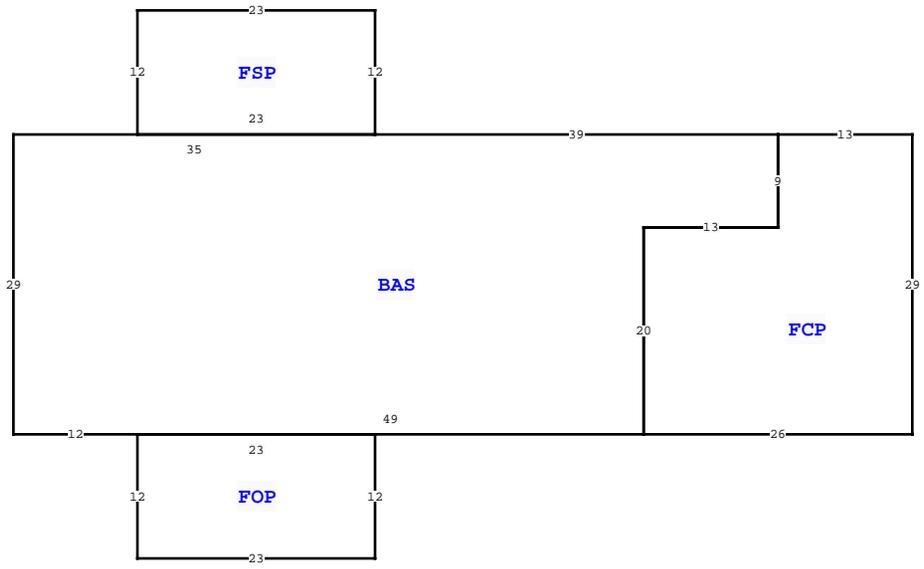
GLASSFORD MICHAEL J AND LORRIE R REVOCABLE LIVING
162 SW AL JERNON CT
LAKE CIIY, FL 32024

2026

34-4S-16-03274-014
VALUATION SUMMARY PAGE 1 of 2

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	60
Interior Floo	13	LAM/VNLPLK	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2.5	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	01
NEIGHBORHOOD/LOC	34416.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,886	100	
FCP	637	25	
FOP	276	30	
FSP	276	40	
TOTALS	3,075		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2025									Heated Area: 1886 HX Base Yr	



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		390,647
TOTAL MARKET OB/XF VALUE		6,788
TOTAL LAND VALUE - MARKET		51,000
TOTAL MARKET VALUE		448,435
SOH/AGL Deduction		0
ASSESSED VALUE		448,435
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		448,435
TOTAL JUST VALUE		448,435
NCON VALUE		170,172
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,863

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053909	Mobile Home		08/26/2025
000053860	Right-of-Way Acce		08/15/2025
000051184	Electrical Servic	0	10/21/2024
000042020	Electrical Servic	0	05/27/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/2653	8/23/2024	WD	Q	I	01	319,000
GRANTOR: ROSANNE SPARKS LLC						
GRANTEE: GLASSFORD MICHAEL J						
1510/852	3/13/2024	WD	U	I	11	100
GRANTOR: MAYO RICHARD P						
GRANTEE: ROSANNE SPARKS LLC						

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	0296	SHED METAL	0	0	10	20	200.00	UT	1.50	1.50	100	0	0	3	100	300	
2	0031	BARN, MT AE	0	0	24	31	744.00	UT	2.00	2.00	100	0	0	3	100	1,488	
3	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100	2026	2025		100	3,000	

TOTAL OB/XF														6,788			
162 SW AL JERNON CT, LAKE CITY														BLD DATE		LGL DATE	
														XF DATE		LAND DATE	04/21/2026
														INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W39 FSP= N12 W23 S12 E23\$ W35 S29 E12 FOP= S12 E23N12 W23\$ E49 FCP= E26 N29 W13 S9 W13 S20\$ N20 E13 N9\$.													

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		00	0.00	0.00	2.00	LT		1.00	1.00	0.85	30,000.00	25,500.00	51,000							

