

COMM SE COR OF SW1/4 OF SW1/4 RU
E R/W OF CO RD, NW ALONG R/W 119
CONT NW ALONG R/W APPROX 302 FT,

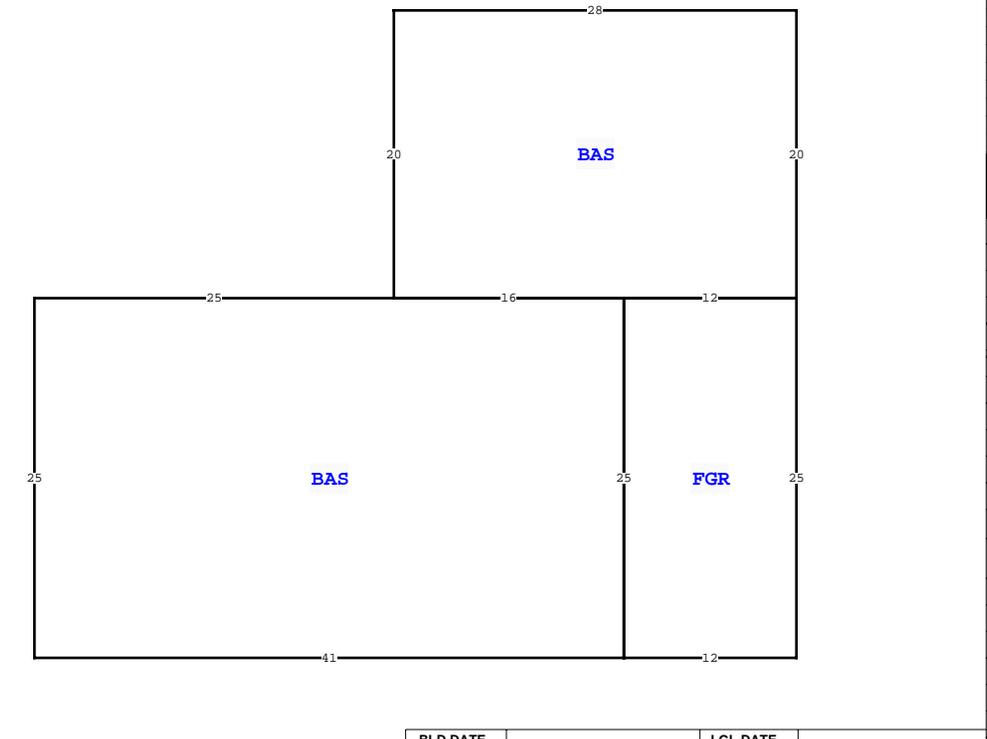
FEDERICO BETTY M/FEDERICO LEONARD C
1217 NW LOWER SPRINGS RD
LAKE CITY, FL 32055

2026

36-2S-15-00119-003
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	32	HARDIE BRD	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,750	109.7600	122.93	215,128	1993	1993	0	0	32.00	68.00	



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		146,287
TOTAL MARKET OB/XF VALUE		27,559
TOTAL LAND VALUE - MARKET		25,200
TOTAL MARKET VALUE		199,046
SOH/AGL Deduction		56,599
ASSESSED VALUE		142,447
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,036
TOTAL JUST VALUE		199,046
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,297

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100		560	46,812
BAS	1,025	100		1,025	85,682
FGR	300	55		165	13,792
TOTALS	1,885			1,750	146,287

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052395	Generator	0	02/20/2025
40617	ELECTRICAL	0	09/28/2020
40141	STORAGE	0	07/14/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0909/1002	4/19/2000	QC	Q	I	01	18,000
GRANTOR: B FEDERICO (AN HEIR)						
GRANTEE: B FEDERICO						
0909/1000	4/19/2000	QC	Q	I	01	12,000
GRANTOR: WILBUR NOLAN MCLEOD						
GRANTEE: B FEDERICO						

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	100	10	35	UT	1.40	1.40	100	0	0	3	100	490	
2	0296	SHED METAL	0	100	12	16	UT	7.00	7.00	100	2005	2005	3	100	1,344	
3	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2016	2016	3	100	600	
4	0210	GARAGE U	0	100	30	35	UT	16.00	16.00	100	2021	2020		100	16,800	
5	0060	CARPORT F	0	100	25	30	UT	3.50	3.50	100	2021	2020		100	2,625	
6	0104	GENERATOR	0	100	0	0	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/16/2026	MLU

BUILDING NOTES												
1217 NW LOWER SPRINGS RD, LAKE CITY												

BUILDING DIMENSIONS												
BAS= W25 S25 E41 FGR= E12 N25 W12 S25\$ N25 BAS= E12 N20 W28 S20 E16\$ W16\$.												

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	100		00	0.00	0.00	1.40	AC		1.00	1.00	1.00	18,000.00	18,000.00	25,200								