

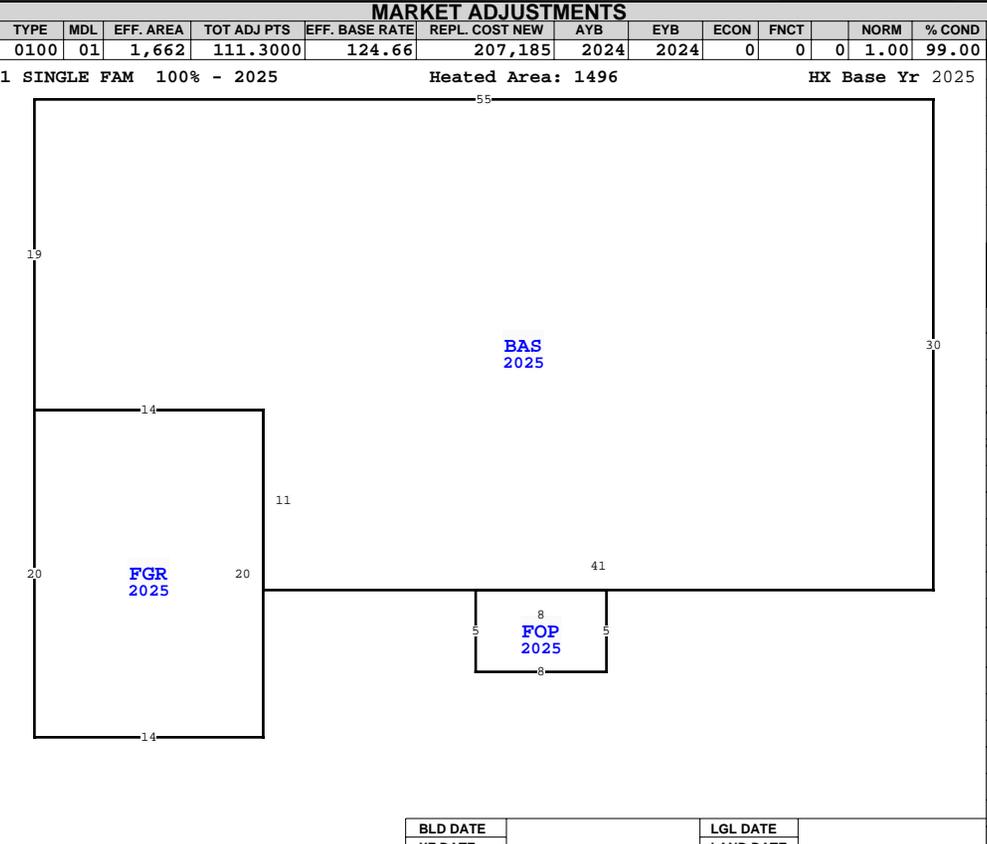
LOT 20 WOODS AT FALLING CREEK.  
CT 1252-2328, WD 1276-737, WD 14

SUROS ANDRES JESUS QUESADA/HERNANDEZ DALEXA PENALV  
301 NW COLEMAN PL  
LAKE CITY, FL 32055

**2026**

36-2S-16-01890-120  
VALUATION SUMMARY PAGE 1 of 1

ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	32		HARDIE BRD	100		
Exterior Wall	00		N/A	0		
Roof Structure	08		IRREGULAR	100		
Roof Cover	03		COMP SHNGL	100		
Interior Wall	05		DRYWALL	100		
Interior Floor	13		LAM/VNLPLK	100		
Interior Floor	00		N/A	0		
Air Condition	03		CENTRAL	100		
Heating Type	04		AIR DUCTED	100		
Bedrooms			3	100		
Bathrooms			2	100		
Frame	01		NONE	100		
Stories	1.		1.	100		
Units			0	100		
Condition Adj	03		03	100		
Kitchen Adjus	01		01	100		
Quality	06		06			
DOR CODE	0100		SINGLE FAMILY			
MAP NUM			MKT AREA		03	
NEIGHBORHOOD/LOC	36216.00		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,496	100	2025	1,496	184,626	
FGR	280	55	2025	154	19,006	
FOP	40	30	2025	12	1,481	
TOTALS	1,816			1,662	205,113	



EXTRA FEATURES																
L	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			3.00	100	2025	2024		100	1,800	

LAND DESCRIPTION															TOTAL OB/XF									
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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		PRRD	0.00	0.00	2.67	AC		1.00	1.00	0.90	8,000.00	7,200.00	19,224							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		205,113
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		19,224
TOTAL MARKET VALUE		226,137
SOH/AGL Deduction		0
ASSESSED VALUE		226,137
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		174,726
TOTAL JUST VALUE		226,137
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049820	New Residential C	120,000	05/15/2024
000049805	Right-of-Way Acce		05/14/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1357	9/12/2024	WD Q	Q	I	01	329,000
GRANTOR: JORGE YASMAMIS REYERS						
GRANTEE: SUROS ANDRES JESUS						
1509/1435	2/28/2024	WD Q	Q	V	01	32,000
GRANTOR: TYLER GEORGE S IV						
GRANTEE: JORGE YASMAMIS REYE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2025;ORIG=0,-10] W55 S19 E14 S11 E41 N30 \$
FGR=[YR=2025;ORIG=-55,9] E14 S20 W14 N20 \$
FOP=[YR=2025;ORIG=-28,20] E8 S5 W8 N5 \$