

BEG SE COR OF SE1/4 OF NE1/4, RU  
W 711.70 FT, S S 1255 FT TO S LI  
NE1/4, E 711.62 FT TO POB.

MULVEY MICHAEL J  
2545 GERBER DAIRY ROAD  
WINTER HAVEN, FL 33880

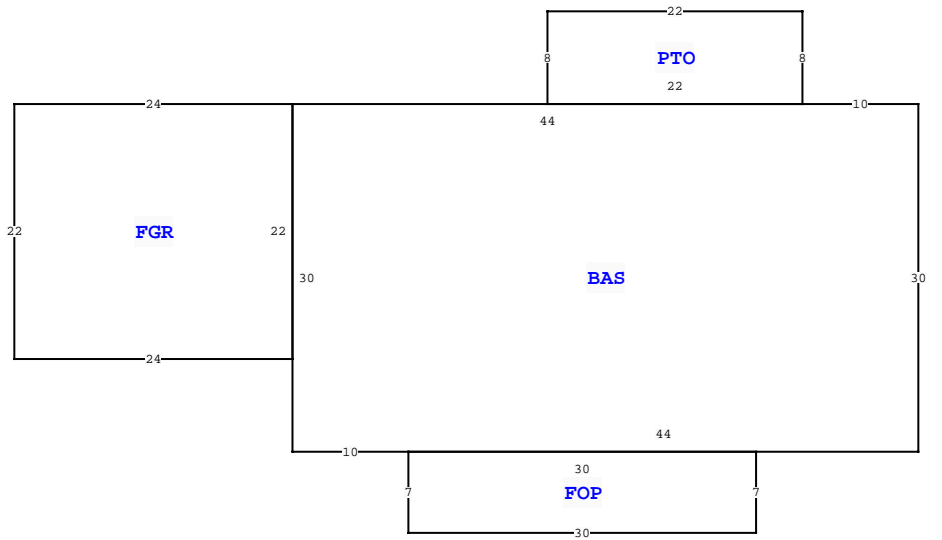
**2022**

19-4S-16-03061-003  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	80
Interior Wall	06	CUST PANEL	20
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	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD	19416.00		1.00
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	1,620	100	1,620
FGR	528	55	290
FOP	210	30	63
PTO	176	5	9
TOTALS	2,534		1,982
			114,118

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,982	115.0380	88.58	175,566	1983	1983	0	0	0	35.00	65.00	

1 SINGLE FAM - 100% - 0 HX Base Yr



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VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	114,118			
TOTAL MARKET OB/XF VALUE	5,640			
TOTAL LAND VALUE - MARKET	123,000			
TOTAL MARKET VALUE	130,926			
SOH/AGL Deduction	33,525			
ASSESSED VALUE	97,401			
TOTAL EXEMPTION VALUE	50,500		HX HB WR	
BASE TAXABLE VALUE	46,901			
TOTAL JUST VALUE	242,758			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	160,878			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/2749	4/05/2022	WD	Q	I	01	426,000
GRANTOR: LORD DENNIS E						
GRANTEE: MULVEY MICHAEL J						
1253/2213	4/29/2013	WD	U	I	11	100
GRANTOR: ELVIN LORD (RESR LIFE)						
GRANTEE: DENNIS E LORD & DEB						

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	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	100	2,000	
3	0020	BARN, FR	0	100	0	1,080.00	UT	3.00	3.00	100	2006	2006	3	100	3,240	
4	0252	LEAN-TO W/	0	100	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	100	
														TOTAL OB/XF	5,640	

LAND DESCRIPTION														TOTAL OB/XF									
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	SFR	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	PASTURE 3	0		A-1	0.00	0.00	19.50	AC		1.00	1.00	1.00	265.00	265.00	5,168							
3	9910	MKT. VAL. AG	0		A-1	0.00	0.00	19.50	AC		1.00	1.00	1.00	6,000.00	6,000.00	117,000							