

LOT 18 FAIRFIELD HILLS S/D
454-116-718, 809-2270, WD 867-
1695, 869-619, WD 1373-2733

HOFMEISTER HENRY P &
JANICE E HOFMEISTER, 709 NW HORIZON ST
LAKE CITY, FL 32055

2021

29-3S-16-02390-018

BUILDING CHARACTERISTICS

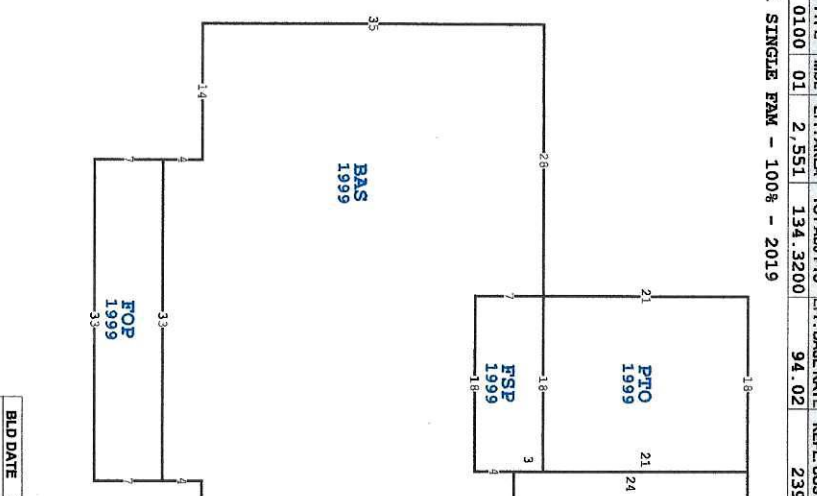
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SINGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.1	1.100
Architectural	05	CONVY 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	ATB	EVG	ECON	FNCT	NORM	% COND
0100	01	2,551	134.3200	94.02	239,845	1999	1999	0	0	0.21.00	79.00

VALUATION BY	Tax Group: 3	STANDARD
BUILDING MARKET VALUE	169,478	
TOTAL MARKET OBFX VALUE	23,558	
TOTAL LAND VALUE - MARKET	40,840	
TOTAL MARKET VALUE	253,876	
SOB/AGL Deduction	38,832	
ASSESSED VALUE	215,044	
TOTAL EXEMPTION VALUE	50,000	
BASE TAXABLE VALUE	165,044	
TOTAL JUST VALUE	253,876	
INCOME VALUE		
PREVIOUS YEAR VALUE	0	

CD	CONSTRUCTION	1.00
01	1.00	
02	2.00	
03	3.00	
04	4.00	
05	5.00	
06	6.00	
07	7.00	
08	8.00	
09	9.00	
10	10.00	
11	11.00	
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99	99.00	
100	100.00	



AREA	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,096	100	2,096	155,682
FGR	576	55	317	23,545
FOP	231	30	69	5,125
FSP	126	40	50	3,714
PTO	378	5	19	1,411

SALES DATA	TYPE	Q	V	RSN	DATE	INST	U	I	CO	PRICE
OFF RECORD	11/20/2018	WD	Q	I	01					260,000
GRANTOR: FRANCIS R & KATHY E K										
GRANTEE: HENRY P & JANICE E										
0869/0619	11/16/1998	WD	Q	V						36,000
GRANTOR: PORTER										
GRANTEE: KUEKZI										
12/27/18 WLS # 102685	3	BED 2	BATH							

BUILDING NOTES

12/27/18 WLS # 102685 3 BED 2 BATH

BUILDING DIMENSIONS

BAS=[YR=1999] N28 S35 E14 S4 FOP=[YR=1999] S7 E33 N7 W335 E33
N4 E14 N32 FGR=[YR=1999] E9 N24 W24 S24 E156 W15
FSP=[YR=1999] N3 PTO=[YR=1999] N21 W18 S21 E185 W18 S7 E18
N4 S S4 W18 N7S.

EXTRA FEATURES

L	OBDF	DESCRIPTION	BUD CAP	L	W	UNITS	UT	AdR	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OBFX MKT VALUE	NOTES
1	0190	EPIC PF	0	100	0	0		1.00	UT1,200.00	1,200.00	1999	1999	3	100	1,200	
2	0166	CONC, PAYMT	0	100	0	0		1.455.00	UT1.50	1.50	1999	1999	3	100	2,243	
3	0260	PAYMENT-A	0	100	0	0		1.00	UT0.00	0.00	1999	1999	3	100	1,200	
4	0169	FENCE/WOOD	0	100	0	0		280.00	UT10.00	10.00	2005	2005	3	75	2,100	
5	0030	BARN,MT	0	0	30	26		1,080.00	UT15.00	15.00	1999	2019	3	100	16,200	
6	0166	CONC, PAYMT	0	100	0	0		246.00	UT2.50	2.50	1999	2019	3	100	615	

BUD DATE	INC DATE	LGL DATE	LAND DATE

TOTAL OB/FX	23,558	LAND VALUE	40,840
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OTHER ADJUSTMENTS AND NOTES

LAND DESCRIPTION

L	USE	LAND USE DESCRIPTION	CAP	D	LOC	FRONT	DEPTH	TOT LND UTS	UNIT D	DPH	%	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	SFR	100	A-3	0.00	0.00		3.89 AC	TYPE 1	1.00	1.00	10,500.00	10,498.83		40,840

REVIEW DATE	03/04/2019	BY	DEPR	TOTAL LAND:3.89	Market:	0	Agricultural:	0	Common:40840
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