

44670

Owner & Property Info

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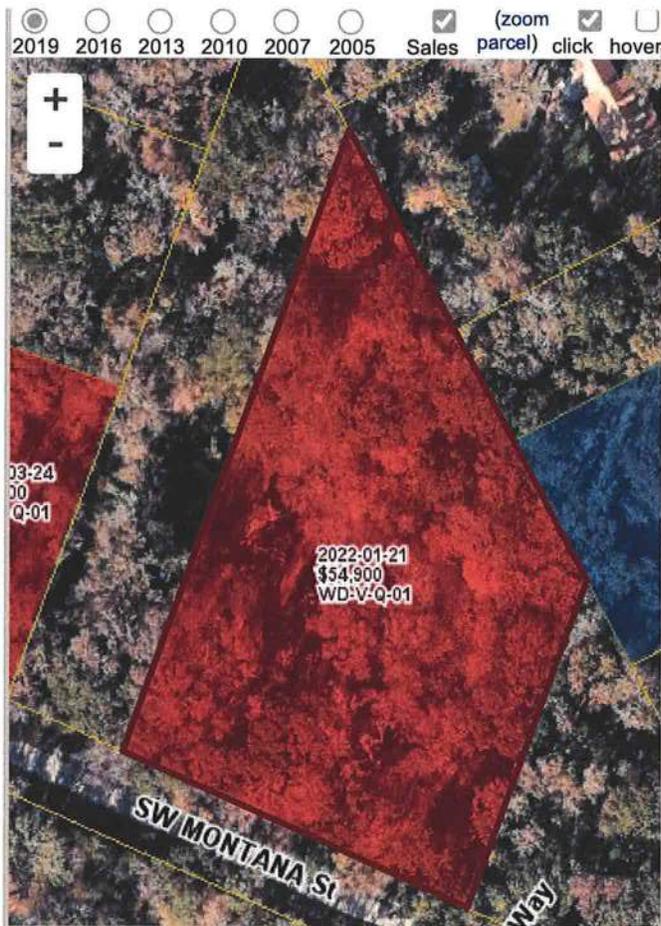
Owner	FRANCIS TIMOTHY 4693 IRONBRIDGE DRIVE LEXINGTON, KY 40515		
Site	1163 SW MONTANA St, FORT WHITE		
Description*	LOTS 13 & 14 UNIT 10 THREE RIVERS ESTATES. 451-552, 624-67, 849-887, WD 995-1206, WD 1338-1699, WD 1457-1421, WD 1457-1421,		
Area	2.753 AC	S/T/R	26-6S-15
Use Code**	VACANT (0000)	Tax District	3

*The Description above is not to be used as the Legal Description for this parcel in any legal transaction.

**The Use Code is a FL Dept. of Revenue (DOR) code and is not maintained by the Property Appraiser's office. Please contact your city or county Planning & Zoning office for specific zoning information.

Property & Assessment Values

2021 Certified Values		2022 Working Values	
Mkt Land	\$39,500	Mkt Land	\$56,250
Ag Land	\$0	Ag Land	\$0
Building	\$0	Building	\$0
XFOB	\$0	XFOB	\$3,250
Just	\$39,500	Just	\$59,500
Class	\$0	Class	\$0
Appraised	\$39,500	Appraised	\$59,500
SOH Cap [?]	\$12,550	SOH Cap [?]	\$28,605
Assessed	\$39,500	Assessed	\$59,500
Exempt	\$0	Exempt	\$0
Total Taxable	county:\$26,950 city:\$0 other:\$0 school:\$39,500	Total Taxable	county:\$30,895 city:\$0 other:\$0 school:\$59,500



Sales History

Show Similar Sales within 1/2 mile Fill out Sales Questionnaire

Sale Date	Sale Price	Book/Page	Deed	V/I	Qualification (Codes)	RCode
1/21/2022	\$54,900	1457/1421	WD	V	Q	01
6/12/2017	\$20,000	1338/1699	WD	I	U	37
9/22/2003	\$135,000	0995/1206	WD	I	Q	
11/17/1997	\$100,000	0849/0887	WD	I	U	02 (Multi-Parcel Sale) - show
5/28/1987	\$80,000	0624/0067	WD	I	U	

Building Characteristics

Bldg Sketch	Description*	Year Blt	Base SF	Actual SF	Bldg Value
NONE					

Extra Features & Out Buildings (Codes)

Code	Desc	Year Blt	Value	Units	Dims
9945	Well/Sept		\$3,250.00	1.00	0 x 0

Land Breakdown

Code	Desc	Units	Adjustments	Eff Rate	Land Value
0000	VAC RES (MKT)	2.000 LT (2.753 AC)	1.0000/1.0000 1.0000/1.8750000 /	\$28,125 /LT	\$56,250

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