

LOT 17 SUZANNE S/D UNIT 5.
ORB 662-147, 68/-46, 933-024,
983-2139,
GASPARRINI ROSANNA
170 SW KIWI WAY
LAKE CITY, FL 32025

2025

03-4S-17-07570-123

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHINGL 100
Interior Wall	03	PLASTER 100
Interior Floor	14	CARPET 90
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1	1. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS

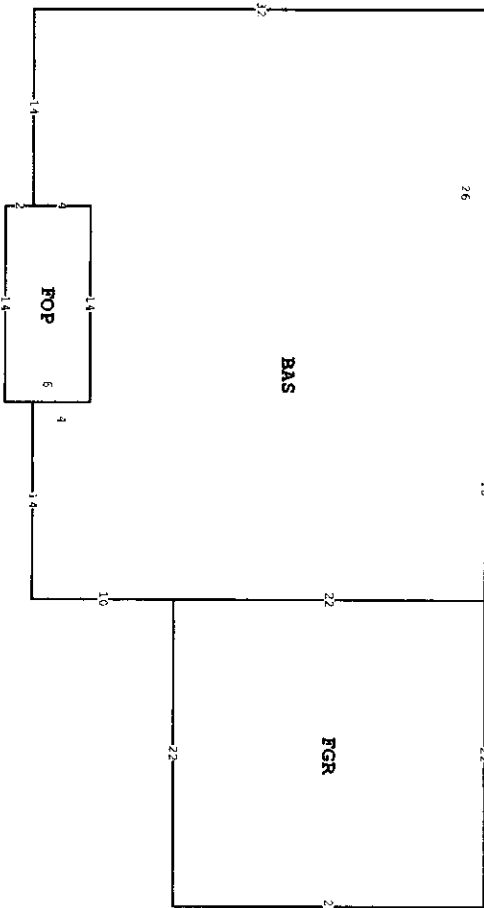
TYPE	MOD	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AVG	EVG	ECON	FACT	MON	% COND
0100	01	1,663	114,5620	120.29	200,042	2003	2003	0	0	30.00	70.00
Heated Area: 1288											
HX Base Yr 2004											

VALUATION SUMMARY

VALUATION BY	Tax Dist:	STANDARD
BUILDING MARKET VALUE		140,029
TOTAL MARKET VALUE		4,758
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		163,287
ASSESSDGL Deduction		49,701
ASSESSED VALUE		113,586
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		63,586
TOTAL JUST VALUE		163,287
INCOM VALUE		0
PREVIOUS YEAR MKT VALUE		163,287

Quality 05 05
DOR CODE 0100 SINGLE FAMILY
MAP NUM MKT AREA 06
NEIGHBORHOOD LOC 3417, 0200 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	108,454
FGR	484	55	266	22,398
FOP	84	30	25	2,105
UEP	140	60	84	7,073



SALES DATA

OFF RECORD	TYPE	Q	V	RSN	DATE	INST	U	I	CD	SALE PRICE
0983/2139					5/14/2003	WD	Q		V	9,500
GRANTOR: KEITH & BARBARA B LAW										
GRANTEE: ROSANNA GASPARRINI										

TOTALS 1,996 1,663 140,029

EXTRA FEATURES 170 SE KIWI WAY, LAKE CITY

L CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	ADJR	ADJ UNIT PRICE	ORIG CONG	YEAR ON	YEAR ACTUAL	Q	% COND	ORIG MKT VALUE	NOTES
1 0166	CONC, PAVMT	0 100	0	0	2,379.00	UT 2.00		2.00	100	2003	2003	3	100	4,758	

BUILDING NOTES

BUILDING DIMENSIONS

HAS- WTC DEPT- N10 W14 S10 R149 W26 S32 E19 FOP= S2 R14 N6
W14 S45 N6 R14 S4 R14 N10 F28= E22 N22 W26 S27 S N27 S.

LAND DESCRIPTION

L CODE	USE	CLS	DESCRIPTION	CAP	R	D	LOC	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DEPTH	FACT	COND	ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS	YEAR	DENSITY	DECL	FRZ	YR	CONSV
1 0100	C	SFR	RST-1	0.00	0.00					1.00	LT	1.00	1.00	1.00	1.00		18,500.00	18,500.00	18,500							

TOTAL OBX/E 4,758