

THOMAS DANIEL/KURIAN PHILEMON
3207 CORAL RIDGE DR
CORAL SPRINGS, FL 33065

34-4S-16-03272-009

0800

02

1,748

111.0550

55.53

97,066

1991

1991

0

0

0

65.00

35.00

1 MOBILE HME - 0% - 0

Heated Area: 1620

HX Base Yr

32

12

32

12

UOP

52

27

32

27

BAS

16

8

16

8

UOP

01

03

01

CONV 100

0 100

03 100

01 100

04

04

IMPROVED AG

01

MKT AREA

34416.00

1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,620

100

1,620

31,486

UOP

128

25

32

622

UOP

384

25

96

1,866

TOTALS

2,132

1,748

33,973

EXTRA FEATURES

215 SW MAULDIN AVE, LAKE CITY

BLD DATE

XF DATE

INC DATE

05/16/2023

MLU

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

9945

Well/Sept

0

0

0

0

1.00

UT

7,000.00

7,000.00

100

3

100

7,000

LAND DESCRIPTION

TOTAL OB/XF

7,000

L

N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R

D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D

T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

0200

C

MBL HM

A-1

0.00

0.00

1.00

AC

1.00

1.00

1.00

7,000.00

7,000.00

7,000

2

6200

A

PASTURE 3

A-1

0.00

0.00

9.10

AC

1.00

1.00

1.00

275.00

275.00

2,502

3

9910

M

MKT. VAL. AG

A-1

0.00

0.00

10.10

AC

1.00

1.00

1.00

7,000.00

7,000.00

70,700

REVIEW DATE

07/25/2019

BY

BC

Total Acres: 10.10

Total Land Value: 9,502

Market: 70,700

Agricultural: 2,502

Common: 7,000

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VALUATION BY

Tax Group: 3

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

33,973

7,000

77,700

50,475

9,893

40,582

0

40,582

118,673

0

118,673

PERMIT NUM

DESCRIPTION

AMT

ISSUED

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1487/1549

3/31/2023

QC

U

I

11

100

GRANTOR: PODIKUNJU JOHNSON

GRANTEE: THOMAS DANIEL

1051/0567

6/22/2005

WD

Q

I

175,000

GRANTOR: RHEA

GRANTEE: DANIEL THOMAS ETAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UOP= N12 W32 S12 E32\$ W52 S27 E28 UOP= S8E16 N8 W16\$ E32 N27\$.