

LOT 53 FAIRWAY VIEW S/D UNIT I.

CROSS HANLEY D/CROSS DAWN M  
118 NW HERON GLEN  
LAKE CITY, FL 32055

WD 455-438, WD 541-615,

2025

35-3S-16-02309-053



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 60  |
| Exterior Wall            | 31 | VINYL SID 40   |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 80      |
| Interior Floor           | 12 | HARDWOOD 20    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 3  | 100            |
| Frame                    | 01 | NONE 100       |
| Stories                  | 1. | 1. 100         |
| Architectural            | 05 | CONV 100       |
| Units                    | 0  | 100            |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

Quality 07 07

DOR CODE 0100 SINGLE FAMILY

MAP NUM MKT AREA 06

NEIGHBORHOOD/LOC 26316.030 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,329            | 100         | 1,329        | 106,729              |
| FGR       | 462              | 55          | 254          | 20,398               |
| FOP       | 88               | 30          | 26           | 2,088                |
| FST       | 147              | 55          | 81           | 6,505                |
| FUS       | 1,134            | 100         | 1,134        | 91,069               |
| UOP       | 144              | 20          | 29           | 2,329                |

TOTALS 3,304 2,853 229,117

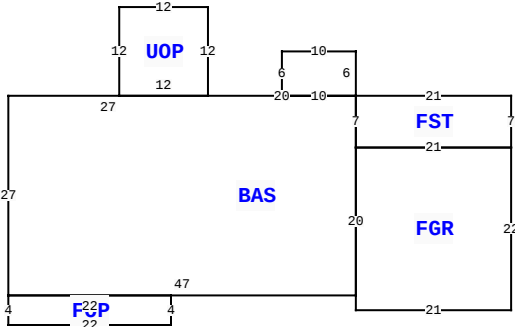
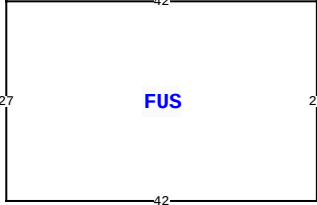
EXTRA FEATURES

| 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   | 0190       | FPLC PF     | 0 100   | 0 | 0 | 1.00   | UT | 1,200.00 | 1,200.00       | 100       | 0       | 0           | 3 | 100    | 1,200           |       |
| 2   | 0166       | CONC, PAVMT | 0 100   | 0 | 0 | 1.00   | UT | 0.00     | 0.00           | 100       | 0       | 0           | 3 | 100    | 1,500           |       |
| 3   | 0166       | CONC, PAVMT | 0 100   | 0 | 0 | 480.00 | UT | 2.00     | 2.00           | 100       | 1993    | 1993        | 3 | 100    | 960             |       |

LAND DESCRIPTION

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|-----|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 1   | 0100     | C   | SFR                  | 100 |     | 00       | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 30,000.00  | 30,000.00      | 30,000     |                             |      |         |      |     |    |        |

| MARKET ADJUSTMENTS         |     |           |             |                |                   |      |      |      |      |                 |       |        |  |
|----------------------------|-----|-----------|-------------|----------------|-------------------|------|------|------|------|-----------------|-------|--------|--|
| TYPE                       | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB  | EYB  | ECON | FNCT |                 | NORM  | % COND |  |
| 0100                       | 01  | 2,853     | 117.6670    | 123.55         | 352,488           | 1984 | 1984 | 0    | 0    | 0               | 35.00 | 65.00  |  |
| 1 SINGLE FAM - 100% - 2018 |     |           |             |                | Heated Area: 2463 |      |      |      |      | HX Base Yr 2018 |       |        |  |



118 NW HERON GLN, LAKE CITY

|          |  |           |            |
|----------|--|-----------|------------|
| BLD DATE |  | LGL DATE  |            |
| XF DATE  |  | LAND DATE | 05/11/2023 |
| INC DATE |  | AG DATE   | MLU        |

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| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 2              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 229,117  |
| TOTAL MARKET OB/XF VALUE  |           | 3,660    |
| TOTAL LAND VALUE - MARKET |           | 30,000   |
| TOTAL MARKET VALUE        |           | 262,777  |
| SOH/AGL Deduction         |           | 96,290   |
| ASSESSED VALUE            |           | 166,487  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000   |
| BASE TAXABLE VALUE        |           | 116,487  |
| TOTAL JUST VALUE          |           | 262,777  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 262,777  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
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|            |             |     |        |

| SALES DATA                     |           |           |     |     |        |            |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1342/0524                      | 8/07/2017 | WD        | Q   | I   | 01     | 171,500    |
| GRANTOR: GIRISH & PREMALATHA B |           |           |     |     |        |            |
| GRANTEE: HANLEY D & DAWN M C   |           |           |     |     |        |            |
| 0541/0615                      | 6/01/1984 | WD        | Q   | V   |        | 18,000     |
| GRANTOR:                       |           |           |     |     |        |            |
| GRANTEE:                       |           |           |     |     |        |            |

BUILDING NOTES

BUILDING DIMENSIONS  
BAS= N6 W10 S6 E10 W20 UOP= N12 W12 S12 E12\$ W27 S27 FOP= S4 E22 N4 W22\$ E47 FGR= S2E21 N22 W21 S20\$ N20 FST= E21 N7 W21 S7\$ N7\$ PTR= N30 FUS= N27 W42 S27 E42\$ S30\$.