

Parcel: << 33-3S-17-06396-000 (26532) >>

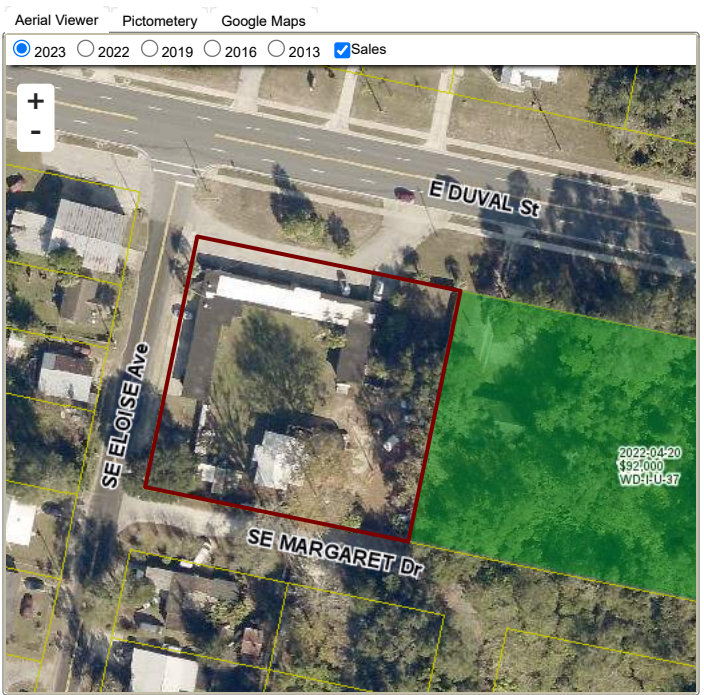
Owner & Property Info

|              |                                                                                                                                                                                   |              |          |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------|
| Owner        | 1380 DUVAL STREET LLC<br>1380 E DUVAL ST<br>#16<br>LAKE CITY, FL 32055                                                                                                            |              |          |
| Site         | 123 SE MARGARET DR, LAKE CITY                                                                                                                                                     |              |          |
| Description* | LOTS 1, 2, 3, 4, & 5 EX 10 FT OFF E SIDE LOTS 4 & 5 BLOCK 3 MORNINGSIDE HEIGHTS: 82-419, 638-01, 770-2344, 845-648, (EAST 90 APTS), 951-1346, 959-293, WD 1123-1001, WD 1352-827, |              |          |
| Area         | 0.962 AC                                                                                                                                                                          | S/T/R        | 33-3S-17 |
| Use Code**   | MULTI-FAM 10+ (0300)                                                                                                                                                              | Tax District | 2        |

\*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

| 2023 Certified Values |                            | 2024 Working Values |                            |
|-----------------------|----------------------------|---------------------|----------------------------|
| Mkt Land              | \$94,383                   | Mkt Land            | \$94,383                   |
| Ag Land               | \$0                        | Ag Land             | \$0                        |
| Building              | \$129,443                  | Building            | \$129,443                  |
| XFOB                  | \$10,148                   | XFOB                | \$10,148                   |
| Just                  | \$233,974                  | Just                | \$233,974                  |
| Class                 | \$0                        | Class               | \$0                        |
| Appraised             | \$233,974                  | Appraised           | \$233,974                  |
| SOH Cap [?]           | \$0                        | SOH Cap [?]         | \$0                        |
| Assessed              | \$233,974                  | Assessed            | \$233,974                  |
| Exempt                | \$0                        | Exempt              | \$0                        |
| Total                 | county:\$233,974 city:\$0  | Total               | county:\$233,974 city:\$0  |
| Taxable               | other:\$0 school:\$233,974 | Taxable             | other:\$0 school:\$233,974 |



Sales History

| Sale Date | Sale Price | Book/Page | Deed | V/I | Qualification (Codes) | RCode |
|-----------|------------|-----------|------|-----|-----------------------|-------|
| 1/19/2018 | \$290,000  | 1352/0827 | WD   | I   | Q                     | 01    |
| 6/26/2007 | \$360,000  | 1123/1001 | WD   | I   | Q                     |       |
| 4/18/2002 | \$100      | 0951/1346 | WD   | I   | U                     | 03    |
| 8/28/1997 | \$175,000  | 0845/0648 | WD   | I   | U                     | 03    |
| 12/1/1985 | \$109,000  | 0581/0236 | AG   | I   | U                     | 01    |

Building Characteristics

| Bldg Sketch | Description*      | Year Blt | Base SF | Actual SF | Bldg Value |
|-------------|-------------------|----------|---------|-----------|------------|
| Sketch      | M/FAM ROW (2500)  | 1953     | 3500    | 4707      | \$117,035  |
| Sketch      | MOBILE HME (0800) | 1974     | 960     | 960       | \$12,408   |

\*Bldg Desc determinations are used by the Property Appraisers office solely for the purpose of determining a property's Just Value for ad valorem tax purposes and should not be used for any other purpose.

Extra Features & Out Buildings (Codes)

| Code | Desc             | Year Blt | Value      | Units   | Dims    |
|------|------------------|----------|------------|---------|---------|
| 0296 | SHED METAL       | 1993     | \$250.00   | 1.00    | 10 x 13 |
| 0296 | SHED METAL       | 1993     | \$150.00   | 1.00    | 9 x 10  |
| 0296 | SHED METAL       | 0        | \$150.00   | 1.00    | 6 x 10  |
| 0260 | PAVEMENT-ASPHALT | 1993     | \$5,330.00 | 5922.00 | 0 x 0   |
| 0166 | CONC,PAVMT       | 1993     | \$2,268.00 | 1512.00 | 0 x 0   |
| 0169 | FENCE/WOOD       | 2012     | \$1,500.00 | 1.00    | 0 x 0   |
| 0261 | PRCH, UOP        | 2019     | \$200.00   | 1.00    | 0 x 0   |
| 0130 | CLFENCE 5        | 2021     | \$300.00   | 1.00    | x       |

Land Breakdown

| Code | Desc            | Units                    | Adjustments             | Eff Rate | Land Value |
|------|-----------------|--------------------------|-------------------------|----------|------------|
| 0300 | MULTI-FAM (MKT) | 41,948.000 SF (0.962 AC) | 1.0000/1.0000 1.0000/ / | \$2 /SF  | \$94,383   |