

LASSERRE-ADAMS JULIE LVG TRUST/LASSERRE-ADAMS JULI
2272 KOESTER DR
HILLIARD, FL 32046



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

10

ABOVE AVG 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 70

Interior Floo

11

CLAY TILE 30

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

4 100

Bathrooms

3 100

Frame

02

WOOD FRAME 100

Stories

0 0 100

Units

0 100

Occupancy

00

NONE 100

Quality

03

Quality Level 03

DOR CODE

5000

IMPROVED AG

MAP NUM

MKT AREA

09

NEIGHBORHOOD/LOC

9001.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,980

100

1,980

251,971

UGR

1,400

45

630

80,172

UOP

480

20

96

12,217

UOP

660

20

132

16,798

TOTALS

4,520

2,838

361,159

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

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

1985

1985

3

58

2,030

2

0812

CONCRETE C

0 100

0

0

1,020.00

SF

4.00

4.00

100

1990

1990

3

59.5

2,428

3

0681

POLE SHED

0 100

32

50

1,600.00

SF

15.00

15.00

100

1984

1984

3

20

4,800

4

0940

SHEDS/PORT

0 100

11

16

176.00

SF

18.30

18.30

100

1987

1987

3

20

644

5

0861

POOL GUNIT

0 100

0

0

310.00

SF

55.25

55.25

100

2000

2000

3

25

4,282

6

0845

KOOL DECK

0 100

0

0

615.00

SF

7.25

7.25

100

2000

2000

3

79

3,522

7

0910

SCRN RM L

0 100

0

0

925.00

SF

15.00

15.00

100

2000

2000

3

20

2,775

8

0351

CARPORT MT

0 100

32

20

640.00

SF

6.30

6.30

100

2017

2017

3

78

3,145

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPTH FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

005000

C

RURAL HOME

100

OR

0.00

0.00

1.00

AC

1.00

1.00

1.00

30,000.00

30,000.00

30,000

2

005500

A

TIMBER 2 SI

0

OR

0.00

0.00

14.75

AC

1.00

1.00

1.00

555.00

555.00

8,186

3

005902

A

HARDWOOD SI

0

OR

0.00

0.00

1.00

AC

1.00

1.00

1.00

190.00

190.00

190

4

006000

A

PAST1/HAY

0

OR

0.00

0.00

3.00

AC

1.00

1.00

1.00

370.00

370.00

1,110

5

009530

C

POND

100

OR

0.00

0.00

0.25

AC

1.00

1.00

1.00

2,500.00

2,500.00

625

6

009910

M

MKT.VAL.AG

0

OR

0.00

0.00

19.00

AC

1.00

1.00

1.00

14,000.00

14,000.00

266,000

REVIEW DATE

10/01/2019

BY

TWX

Total Acres:

20.00

Total Land Value:

40,111

Market:

266,000

Agricultural:

9,486

Common:

30,625

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0900

01

2,838

111.2640

139.08

394,709

1985

2005

0

0

0

8.50

91.50

1 SNGL FAM - 100% - 2013

Heated Area: 1980

HX Base Yr 2013

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

06/13/2023

MLU

2272 KOESTER DR, HILLIARD

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

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

361,159

23,626

296,625

424,896

255,985

168,911

55,000

113,911

681,410

0