2025 SUMTER COUNTY

Print Date 10/16/2025 By

Bldg # 1 11335 D12C174
Sec # 1 of 1 Card # 1 of 1

LOT 174 THE VILLAGES OF SUMTER UNIT NO. 2 PLAT BOOK 4 PAGES 100-100G

Current Owner

TOSNEY CYNTHIA L TTEE

705 PEREZ PL

THE VILLAGES FL 32159

Property Location

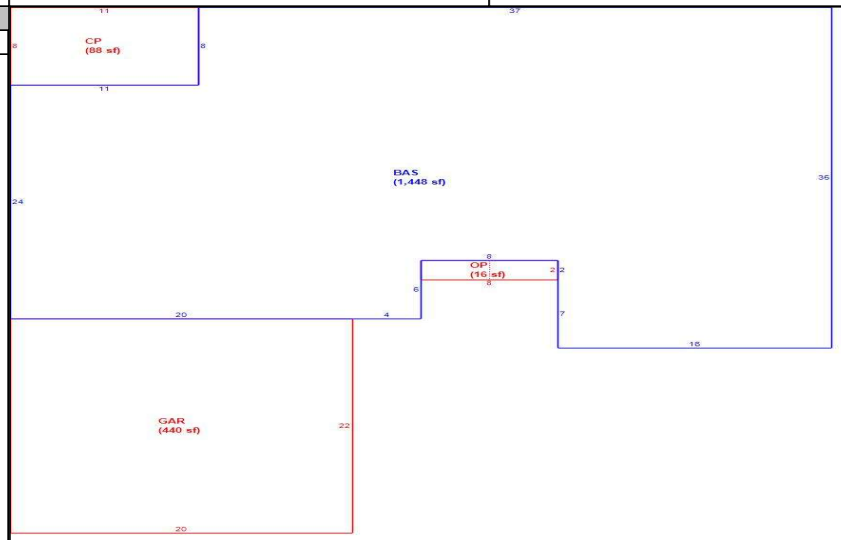
Sec-Twn-Rng		12 18 23
Situs		705 PEREZ PL
City Code	1001	VILLAGES DISTRICT
NBHD	1100	Villages Unit 2
SBDV		078100

Value Summary

Land Value	32,400
Building Value	203,660
Miscellaneous Value	0
Market Value	236,060
Assessed Value	236060
Previous Value	228,600
Total Exempt Amount	0.00
Appraiser	001
Appraiser Date	08-20-2025
Property Use 00100	SINGLE FAMILY

Construction Detail

Element	Code	Description
Exemption Eligi	1	
Status	A	Active
Model	01	Single Family
Style	RAN52A	RAN52A 1200-15
# Res Units	1	
Stories	1	
Quality	3	Average
DOR Ext Wall	1	Wood
Wall Type	3	Wall Type 3
Shape	S	Square
Ext Wall Coveri	09	Stucco
Roof Structure	07	Hip Wood
Roof Cover	03	Shingles
Exemption Cod		
Impr Category		
Floorplan		
Village	RG	RIO GRANDE
10-8		



Building Valuation

Effective Area	1774
Base Rate	164.00
Building RCN	290,936
% Good	70.00
Functional Obsol	
Economic Obsol	
% Observed Condition	
Building RCNLD	203,660

Building Sub Areas

Code	Description	Living Area	Gross Area	Eff %	Eff Area	RCN	RCNLD
BAS	Base Area	1,448	1,448	100	1448	237472	166234
CP	Closed Porch	0	88	65	57	9348	6544
GAR	Garage	0	440	60	264	43296	30308
OP	Open Porch	0	16	30	5	820	574
	TOTALS	1,448	1,992		1,774	290,936	203,660

Exemptions

Code	Description	Amount
	Total	0.00

Miscellaneous Features

Code	Description	Length	Width	Units	Unit Price	Year	% Cond	Cd	%Good	Apr Value

Sales Information

Book	Page	Sale Date	Qual/Unqual	Vac/Imp	Sale Price	Instrument
3727	694	03-04-2020	U	I	100	11
3618	172	08-09-2019	Q	I	215,000	01
3415	423	05-11-2018	Q	I	200,000	01
3385	543	03-15-2018	U	I	0	11
1689	226	11-01-2006	U	I	234,900	U

2025 Final
Tax Roll

2025	SUMTER COUNTY	Print Date 10/16/2025	By -	705 PEREZ PL	Bldg # 1	11335	D12C174
					Sec # 1 of 1	Card # 1 of 1	

Land Lines

B #	Use Code	Use Description	Front	Depth	Units		Unit Price	Depth Factor	Corner Factor	Condition	Notes Adj	Special Pricing		S Adj Factor	Adj Unit Price	Land Value
	1101	VILLAGE INTERIOR S.F.	60	90	5,400.00	SF	6.00	1.000	1.00				0	1.000	6.00	32,400

Total Acres	0.12	JV/Mkt	32,400	Total Adj JV/Mkt	32,400
Classified Acres	0	Classified JV/Mkt	0	Classified Adj JV/Mkt	0

Cost / Market Valuation

Base Rate	164.00
Bldg Replace Cost	290,936
Net Other Adj	
Replace Cost	290936
Actual Year Built	1993
Effective Year Built	1993
	A
Remodel Rating	
Year Remodel	
Eyb Dpr	30
Functional Obsol %	
Economic Obsol %	
Cost Trend Factor	
Observed Condition	
Observed Condition %	
Pct Good	70.00
CAMA	203660
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

Building Permits

Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

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Tax Roll