

Situs : 1458 LAKE RD W

Map ID: 12-325-00-088-01

LUC: 511

Card: 2 of 2

Tax Year: 2025

Printed: 03/02/26

CURRENT OWNER
KAULL BRETT RYAN
42 BAY DRIVE
KEY WEST FL 33040

CAUV
Field Review Flag:

GENERAL INFORMATION
Routing No.
Class Residential
Living Units
Neighborhood 87901
District
Zoning
Alternate Id



Legal Description
Parcel Tieback:
Legal Descriptions:
SECTION 3
Addl. Tieback:

Land Information

Type	Cd	Rate	Size	Acres	Dpth	Inf Fac	Inf %	Value
A	H	80000	1.0000	100	0			104,000
A	S	80000	.0570	95	0			5,630
								109,630

Total Acres: 1.057 Legal Acres: 1.06 NBHD Fact: 1.3000

Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	38,360	109,600	109,600	0	0
Building	63,560	181,600	181,600	0	0
Total	101,920	291,200	291,200	0	0

Manual Override Reason
Base Date of Value
Effective Date of Value

Value Flag 1-COST APPROACH

Current Value

Year	Land	Building	Total Value
2022	84,300	55,500	139,800
2023	109,600	30,600	140,200
2024	109,600		109,600

Permit Information

Date Issued	Number	Price	Purpose	Note	Status
08/30/23	R-2023-008	350,000	DWLG	<50% 1-1-24 Per Mr 1/30/24	Close Permit
07/06/23	R-2023-005		DEMO		Close Permit

Sales/Ownership History

Transfer Date	Price	Type	Validity	Deed Reference	Deed Type	Grantor
01/21/22	229,900	2-Land And Building	U-Not Validated		WD-General Warranty Deec	CLARK JOHN

Entrance Information

Date	ID	Entry Code	Source
07/09/24	AE	6-Occupant Not Home	3-Other
04/04/25	AE	6-Occupant Not Home	3-Other

Property Notes
Note Codes:
AN-Appraiser'S Note

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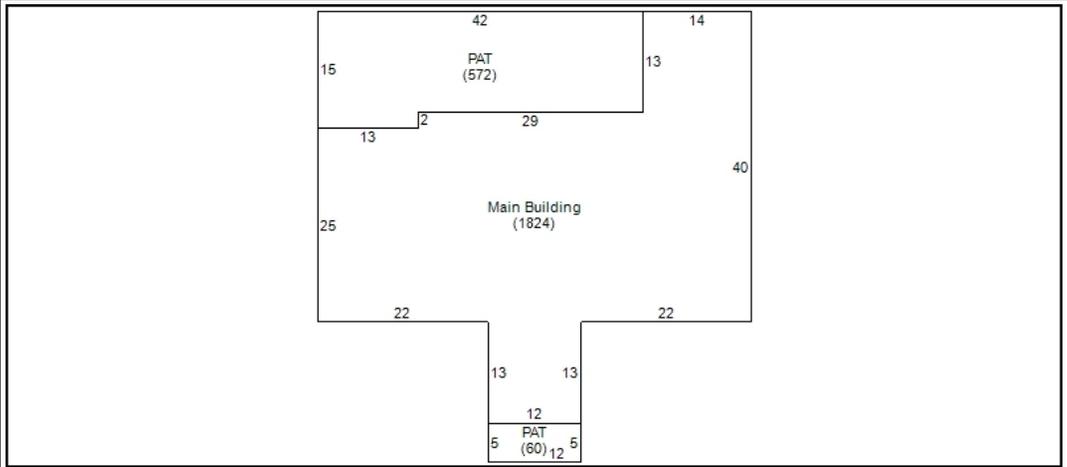
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Dwelling Information

Valuation Method	Total Rooms 5
Override Model	Dining Rooms
Story Height 1	Bedrooms 2
Construction 1-Wood/Vinyl	Family Rooms
Style 03-Ranch	Full Baths 2
Year Built 2023	Half Baths
Eff Year Built	Addl. Fixtures
Year Remodeled	Total Fixtures 9
Kitchen Remod	Unfinished Area
Bath Remod	T2 Rec Rm Area
Lower Level 4-Full Basement	T3 Rec Rm Area
Heating 3-Central A/C	T4 Rec Rm Area
Heat Fuel Type	Fin Bsmt Liv Area
System	WBFP Stacks
Attic 0-None	WBFP Openings
Phy. Condition A-Average Condition	WBFP Add'l Stry
Int vs Ext Cond	Prefab Fireplace
Well / Septic 2	Prefab Add'l Stry
Bsmt Gar # Cars	
Misc 1 Desc	Misc 1 Qty
Misc 2 Desc	Misc 2 Qty
Grade C	Cost & Design 0
CDU AV-AVERAGE	Functional
% Good Ovr	Economic
% Complete 100	NBHD Fact 1.1
GRM Econ Rents	GRM Factor 1
GRM Units	GRM Value 0



Additions

Line	Low	1st	2nd	3rd	Area	Yr Blt	Eff Yr	Grade	%Comp	CDU	Value
0					1,824						
1		PAT			572						2,000
2		PAT			60						200

Dwelling Computations

Base Price	107,340	% Good	99
Plumbing	5,600	Market Adj	
Basement	27,800	Functional	
Heating	4,890	Economic	
Attic	0	% Complete	100
Other Features	0	C&D Factor	
		Adj Factor	1.1
Subtotal	145,630	Additions	2,200
Ground Floor Area	1,824	Dwelling Value	169,690
Total Living Area	1,824		

Dwelling Notes

Outbuilding Data

Ln	Code/Desc	Yr Blt	Eff Yr	Size	Area	Gr	Qty	ModCd	PC	FN	MA	%Comp	Value
1	RG1-Det Garag	2023		24x30	720	D	1		A			100	11,900

Condominium / Mobile Home Information

Complex #	Level	MH Make
Type	Elevator	MH Model
Unit No	Location	Serial#
Condo Style	View	MH Title#
Cmplx Name		Park Code

Misc & Gross Bulding Values

Misc Building No	Misc Adjusted Value
Gross Building:	

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Comments

Number	Code	Status	Comment
7	FLD	BP	ADD 2 CONCRETE PATIOS., 100% FOR 25
6	FLD	BP	EST DWELLING & GARAGE 100% FOR 25, CLOSE PERMIT.
5	FLD		DWG AND RG1<50% 1-1-24; RECK 25. SCOTT ALSO SPOKE WITH OWNER TO CONFIRM.
4	OFC	NC	SPOKE W/MR 1/30/24 - DWLG IS <50% 1-1-24. HOPING TO COMPLETE SUMMER 24.
3	FLD		FOUNDATION SHOWN IN 11-20-23 AERIAL PHOTO.
2	FLD		DWG RAZED 50% 1-1-23; 100% 1-1-24.
1	OFC	NS	SPLIT 1.0570 AC OUT OF 12-325-00-088-00 CONV# 262 1/21/2022

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