



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660004912 <b>Parcel ID</b> 000000-00-0-00252-005-0009 <b>Cadastral ID</b> 06-20-16-04920 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 3 <b>Tax Area</b> 80 - VERDIGRIS TOWN/ VERDIGRI <b>Name ID</b> 316347 YODER LLC  401 E SMITH ST WINTER GARDEN FL 34787-0000  <b>Parcel Location</b> <b>Situs</b> 10565 2ND ST <b>Subdivision</b> DIXIE ESTATES <b>Lot/Block</b> 0009 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 6 / 20 / 16 / 5 <b>Neighborhood</b> 1083 - R-V01-SW CLAREMORE <b>School District</b> S008 - VERDIGRIS SCHOOLS					<p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-28\IMG 9/29/2021</p>														
<b>Legal Description</b> Lat/Long: 36.24733207 -95.64353333																			
LOT 9 BLOCK 5 DIXIE ESTATES					<b>Building Permits</b>														
					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		2681/887	BEAVER, JENEAN ANN	12/12/2017	55,000	19										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	104.132	<b>Current Tax</b>										
Remove Cap	2018	<b>Land Value</b>	65,239	31,474	11%	3,462	<b>Assessed</b>	14,300	1,489.09										
Year Frozen	2013	<b>Improvements</b>	115,688	98,523		10,838	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
TIF Project ID	0	<b>Total Value</b>	180,927	129,997		14,300	<b>Total Taxable</b>	14,300	1,489.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660004912	YODER LLC			80	162,090	0	13,619	1,418.00										
2024	2024-660004912	YODER LLC			80	152,820	0	12,970	1,244.00										
2023	2023-660004912	YODER LLC			80	112,298	0	12,353	1,166.00										
2022	2022-660004912	YODER LLC			80	110,737	0	12,181	1,170.00										
2021	2021-660004912	YODER LLC			80	120,632	0	13,270	1,242.00										
2020	2020-660004912	YODER LLC			80	121,403	0	13,354	1,253.00										
2019	2019-660004912	YODER LLC			80	115,838	0	12,742	1,213.00										
2018	2018-660004912	YODER LLC			80	120,369	0	13,241	1,261.00										
2017	2017-660004912	BEAVER, JENEAN ANN			80	131,509	1000	7,528	730.00										
2016	2016-660004912	BEAVER, JENEAN ANN			80	128,353	1000	7,528	732.00										
2015	2015-660004912	BEAVER, JENEAN ANN			80	124,801	1000	7,528	737.00										
2014	2014-660004912	BEAVER, JENEAN ANN			80	126,958	1000	7,528	698.00										
2013	2013-660004912	BEAVER, JENEAN ANN			80	117,960	1000	7,528	723.00										



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Lot Data		Square-Foot - NBHD 1083 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9077		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	39,539.00 x 1.65 = 65,239		
Factor Value			
Adjustments	1.0000		
Lot Value	65,239		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,285 / 1,285
Style	100% One Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,285
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	484 Attached Garage - Finished
Remodel	
Year/Eff Age	1974 / 31

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	143,292	111.51	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	218,380 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.03	Total Misc Impr	+	14,840			
Roofing Adj	+ 4.47	Garage Cost	+	16,761			
Subfloor Adj	+ -1.15	Total RCN	=	196,081			
Heat/Cool Adj	+ 11.47	Depreciation ( 41%)	-	80,393			
Plumbing Adj	+ 7.18	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	115,688			
Adj Base Cost	= 128.00	Lot Value	+	65,239			
Total Area	x 1,285	Indicated Value	=	180,927			
Adjusted Cost	= 164,480	Value Per SqFt		140.80			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,688		
Lot Value	65,239		
Indicated Value	180,927	140.80	Per SqFt
Agland Value			
Site Improvements			
Total Value	180,927	140.80	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	12419		366	366	23.12		8,462
PATO	Slab Porch - Open	12420		12x10	120	10.68		1,282



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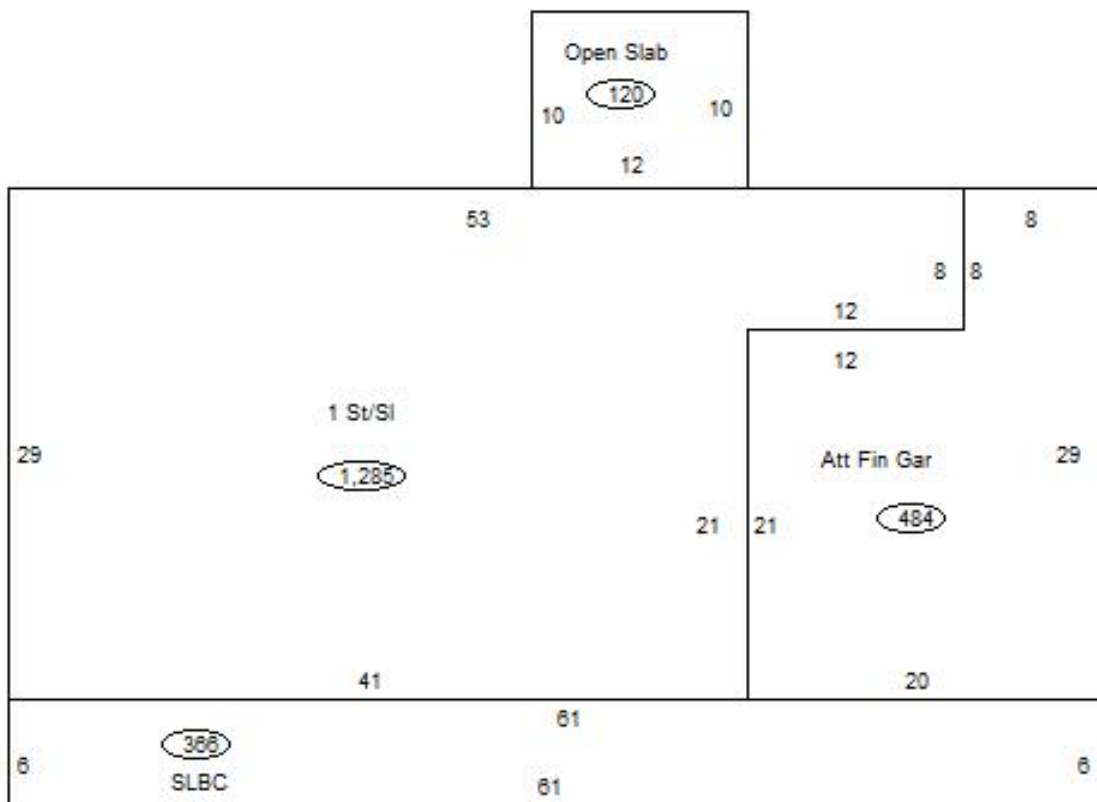
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### Sketch Image

660004912



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,285	1.000	1,285
2	G	5		13	Att Fin Gar	484	1.000	484
3	M	PRCH		13	SLBC	366	1.000	366
4	M	PATO		13	Open Slab	120	1.000	120
<b>Total Building Area</b>						1,285		1,285