



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 80			
Exterior Wall	06	BD/BATTEN 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Stories	1.	1. 100			
Architectural Units	01	CONV 100			
		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	03	03			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA			06
NEIGHBORHOOD/LOC	1316.0100	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	416	100		416	10,288
BAS	960	100		960	23,743
FOP	64	35		22	544
FSP	182	40		73	1,806
TOTALS	1,622			1,471	36,381

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,471	103.0500	61.83	90,952	1987	1987	0	0	0 60.00	40.00
1 MOBILE HME 100% - 2007 Heated Area: 1376 HX Base Yr 2007											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
253 NW NATASHA GLN, LAKE CITY										04/15/2025	MLU

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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0070	CARPORT UF	0 100	18	20	360.00	UT	2.00	2.00	50	2009
2	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2009
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100	2009
4	0030	BARN, MT	0 0	25	18	450.00	UT	11.00	11.00	100	2009
5	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2013
6	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2013
TOTAL OB/XF 14,160											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	4.08	AC	1.00
Total Acres: 4.08 Total Land Value: 28,560 Market: 0 Agricultural: 0 Common: 28,560											