

COMM SW COR OF NE1/4, N 1451.05  
FOR POB, CONT E 521.49 FT, S 337  
FT, S 193.75 FT, W 197.78 FT, N

ENGLISH WHITNEY/ENGLISH BRITTNEY  
758 SW DOCKERY LN  
LAKE CITY, FL 32024

2026

03-5S-16-03456-006



| BUILDING CHARACTERISTICS |                  |                   |      |              |                      |
|--------------------------|------------------|-------------------|------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION      |      |              |                      |
| Exterior Wall            | 03               | BELOW AVG. 100    |      |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100     |      |              |                      |
| Roof Cover               | 01               | MINIMUM 100       |      |              |                      |
| Interior Wall            | 02               | WALL BD/WD 100    |      |              |                      |
| Interior Floo            | 14               | CARPET 90         |      |              |                      |
| Interior Floo            | 08               | SHT VINYL 10      |      |              |                      |
| Air Condition            | 03               | CENTRAL 100       |      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100    |      |              |                      |
| Bedrooms                 |                  | 2 100             |      |              |                      |
| Bathrooms                |                  | 2 100             |      |              |                      |
| Stories                  | 1.               | 1. 100            |      |              |                      |
| Architectual Units       | 01               | CONV 100<br>0 100 |      |              |                      |
|                          |                  |                   |      |              |                      |
|                          |                  |                   |      |              |                      |
| Quality                  | 02               | 02                |      |              |                      |
| DOR CODE                 | 5000IMPROVED AG  |                   |      |              |                      |
| MAP NUM                  |                  | MKT AREA          |      |              | 01                   |
| NEIGHBORHOOD/LOC         | 3516.00          | 1.00/             |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE       | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 784              | 100               |      | 784          | 12,779               |
|                          |                  |                   |      |              |                      |
| TOTALS                   | 784              |                   |      | 784          | 12,779               |

| MARKET ADJUSTMENTS                                                                       |     |           |             |                  |                |      |      |            |      |   |       |        |
|------------------------------------------------------------------------------------------|-----|-----------|-------------|------------------|----------------|------|------|------------|------|---|-------|--------|
| TYPE                                                                                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE   | REPL. COST NEW | AYB  | EYB  | ECON       | FNCT |   | NORM  | % COND |
| 0800                                                                                     | 02  | 784       | 67.9150     | 40.75            | 31,948         | 1984 | 1984 | 0          | 0    | 0 | 60.00 | 40.00  |
| 1 MOBILE HME                                                                             |     | 0% - 0    |             | Heated Area: 784 |                |      |      | HX Base Yr |      |   |       |        |
| <div><div><div>14</div><div>56</div><div>14</div><div>56</div><div>BAS</div></div></div> |     |           |             |                  |                |      |      |            |      |   |       |        |
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