

COMM SW COR OF NW1/4, E 577.95 F
FOR POB, W 290.37 FT, N 140.09 F
S 140.09 FT TO POB, EX RD R/W.

WHITE DIANNE A/WHITE DIANNE
244 SW LUCKY DR
LAKE CITY, FL 32024

2025

04-4S-16-02772-013



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	03	BELOW AVG. 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	01	MINIMUM 100			
Interior Wall	04	PLYWOOD 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	01	CONV 100			
Units		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	4416.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	330	100		330	13,429
BAS	746	100		746	30,356
FOP	72	35		25	1,018
FSP	276	40		110	4,476
TOTALS	1,424			1,211	49,278

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0101	02	1,211	82.7100	67.82	82,130	1971	1971	0	0	0	40.00	60.00	
1 SFR/MH CON - 100% - 0													
Heated Area: 1076													
HX Base Yr													
The floor plan diagram shows a rectangular layout with several rooms and corridors. The rooms are labeled BAS (Bathroom), FOP (Front Office), and FSP (Front Service). The dimensions are as follows: BAS (top right) is 15' wide and 10' high; BAS (middle left) is 25' wide and 15' high; FOP (bottom left) is 9' wide and 9' high; FSP (bottom right) is 23' wide and 23' high. The overall dimensions are 12' wide and 13' high. The total area is 1076 sq ft.													