



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	6416.0100 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,488	100
UOP	216	25
TOTALS	1,704	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,542	112.8000	67.68	104,363	1993	1993	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 0 Heated Area: 1488 HX Base Yr													
737 SW MIRACLE CT, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU													

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2006	2006	3
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3
3	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	100	2014	2014	3
TOTAL OB/XF 10,000													

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	0102	C	SFR/MH	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00
REVIEW DATE 08/01/2023 BY KS Total Acres: 4.02 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/04/2025 BY SYS													

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VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE			41,745		
TOTAL MARKET OB/XF VALUE			10,000		
TOTAL LAND VALUE - MARKET			50,000		
TOTAL MARKET VALUE			101,745		
SOH/AGL Deduction			49,229		
ASSESSED VALUE			52,516		
TOTAL EXEMPTION VALUE			HX HB	27,516	
BASE TAXABLE VALUE			25,000		
TOTAL JUST VALUE			101,745		
NCON VALUE			0		
INCOME VALUE					
PREVIOUS YEAR MKT VALUE			101,745		
XFOB:1:1: PINE MH					