



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	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
Architctual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	7416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	100	100		100	3,325
BAS	1,296	100		1,296	43,089
UOP	384	25		96	3,192

TOTALS	1,780			1,492	49,606
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.57

REVIEW DATE	03/04/2024	BY	JB
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,492	117.9000	70.74	105,544	2005	2005	0	0	0	53.00	47.00	
2 MOBILE HME 100% - 2008 Heated Area: 1396 HX Base Yr 2008													

160 SW CHARLIE LN, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,500	

TOTAL OB/XF										11,900							
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.57	AC		1.00	1.00	1.00	15,000.00	15,000.00	38,550

Total Acres: 2.57	Total Land Value: 38,550	Market: 0	Agricultural: 0	Common: 38,550
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VALUATION SUMMARY										STANDARD			
VALUATION BY										Tax Group: 3			
BUILDING MARKET VALUE										Tax Dist:			
TOTAL MARKET OB/XF VALUE										49,606			
TOTAL LAND VALUE - MARKET										38,550			
TOTAL MARKET VALUE										100,056			
SOH/AGL Deduction										26,204			
ASSESSED VALUE										73,852			
TOTAL EXEMPTION VALUE										HX HB 48,852			
BASE TAXABLE VALUE										25,000			
TOTAL JUST VALUE										100,056			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										104,277			

PRMT:1:1: 14X70 93													
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PERMIT NUM	DESCRIPTION	AMT	ISSUED
23869	M H	475	11/17/2005
7907	M H	100	12/17/1993

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1063/1152	10/20/2005	WD	Q	V		18,000			
GRANTOR: STUART									
GRANTEE: RICHARD A TYRE JR									
1029/2943	3/31/2004	WD	Q	I	01	100			
GRANTOR: KATHRYN LITTLE & PHYL									
GRANTEE: PHYLLIS STUART									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W35 BAS= N10 W10 S10 E10\$ W13 S27 UOP= S8 E48N8 W48\$ E48 N27\$.									