

LOT 2 HUNTERS LANDING S/D.
ORB 958-2205, 985-249,
WD 1027-813, WD 1173-1202,

EDWARDS PEGGY L/OLIVER SUSAN M
300 NW CANTON LN
LAKE CITY, FL 32055

2026

13-3S-16-02100-102



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 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		2 100			
Bathrooms		2 100			
Stories	1.	1. 100			
Architectural Units	01	CONV 100			
Condition Adj	03	0 100			
Kitchen Adjus	01	03 100			
		01 100			
Quality	05	05			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA			03
NEIGHBORHOOD/LOC	13316.040	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	5,703
BAS	1,296	100		1,296	76,990
TOTALS	1,392			1,392	82,692

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,392	114.9000	108.01	150,350	2000	2000	0	0	45.00	55.00
1 MANUF 1 100% - 2005 Heated Area: 1392 HX Base Yr 2005											
27 48 27 38 10 12 8 8 12 BAS BAS											
BLD DATE						LGL DATE		04/21/2023			
XF DATE						LAND DATE		MLU			