

LOT 22 HUNTERS LANDING S/D.
WD 1326-811, QC 1429-2744, PB 15

CHILDS JOHN/CHILDS TAMMIE
303 NW KENSINGTON LN
LAKE CITY, FL 32055

2026

13-3S-16-02100-122



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual Units	01	CONV 100 0 100

Quality	04	04
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	1,216	100		1,216	69,100
TOTALS	1,216			1,216	69,100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,216	109.9150	103.32	125,637	2000	2000	0	0	45.00	55.00	
1 MANUF 1 0% - 2022 Heated Area: 1216 HX Base Yr												
16 76 16 76 BAS												
303 NW CANTON LN, LAKE CITY												

303 NW CANTON LN, LAKE CITY										XF DATE				LAND DATE		04/21/2023		MLU	
										INC DATE				AG DATE					
UNITS		UT	Adj R		ADJ UNIT PRICE		ORIG COND		YEAR ON		YEAR ACTUAL		Q	% COND	OB/XF MKT VALUE		NOTES		
1.00		UT	7,000.00		7,000.00		100						3	100	7,000				
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