

LOT 4 EAGLES RIDGE S/D PHASE 1.
AG 1032-1380, QC 1269-786, QC 13

POLL STEPHEN
21079 COUNTY ROAD 137
LAKE CITY, FL 32024

2026

15-4S-17-08355-404



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		MKT AREA
		06
NEIGHBORHOOD/LOC	15417.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	55,966
UOP	80	25		20	1,060
TOTALS	1,136			1,076	57,026

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0296	SHED METAL	0	0	0	0	1.00	UT	0.00
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00

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	0		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0201	02	1,076	102.5100	96.36	103,683	2004	2004	0	0	0	45.00	55.00	
1 MANUF 1 0% - 2021 Heated Area: 1056 HX Base Yr													
16 66 29 37 10 10 10 10 10 10 10 10 10 10													
BAS													
UOP													
258 SE CHEDDAR CT, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU													

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	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
2	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF											3,800	
LOC ZONE	FRONT		DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
RSF-1	0.00		0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	
Total Acres: 1.29		Total Land Value: 22,500				Market: 0				Agricultural: 0		