

LOT 4 BLOCK A LOTTIE FARMS S/D.
715-809, 941-2081, CD 1030-1735,

RICHER JENNIFER ANN
300 SW LOTTIE CT
LAKE CITY, FL 32024

2026

18-4S-16-03055-104

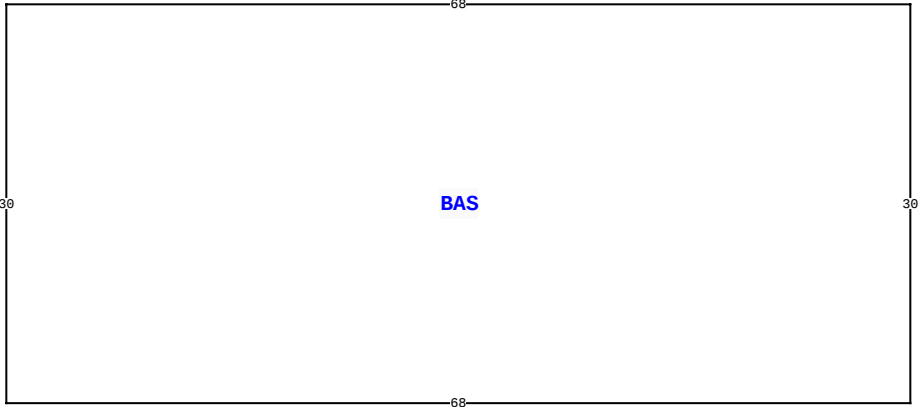


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		01
NEIGHBORHOOD/LOC	18416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	145,582
TOTALS	2,040			2,040	145,582

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,040	116.8000	109.79	223,972	2006	2010	0	0	0	35.00	65.00
1 MANUF 1			100% - 2025	Heated Area: 2040				HX Base Yr 2025				



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		145,582	
TOTAL MARKET OB/XF VALUE		12,090	
TOTAL LAND VALUE - MARKET		50,000	
TOTAL MARKET VALUE		207,672	
SOH/AGL Deduction		0	
ASSESSED VALUE		207,672	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		156,950	
TOTAL JUST VALUE		207,672	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		214,391	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24167	M H	420	02/27/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1516/2574	6/12/2024	WD	Q	I	01	260,000
GRANTOR: O'CAIN ASHLEY NICOLE						
GRANTEE: RICHER JENNIFER ANN						
1418/2613	8/20/2020	WD	Q	I	01	125,000
GRANTOR: LARRY W BYRD						
GRANTEE: ASHLEY NICOLE O'CAI						

300 SW LOTTIE CT, LAKE CITY	BLD DATE	LGL DATE	04/07/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	% COND
1	0040	BARN, POLE	0 100	36	36	1,296.00	UT	2.50	2.50	100	2003	2003	3	100
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100
4	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100
5	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100
6	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100

LAND DESCRIPTION										TOTAL OB/XF										12,090						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	0200	C	MBL HM	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000									

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W68 S30 E68 N30\$.									