

COMM SW COR OF SW1/4 OF SE1/4,
RUN W 187.16 FT, N 573.97 FT
FOR POB, CONT N 115 FT, E

PHLC HOLDINGS LLC/MILLENIA CAPITAL INC
1474 SW MANDIBA DR
LAKE CITY, FL 32024

2025

20-5S-17-09306-002



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	02	MIN PLYWD 100			
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	01	01 100			
Kitchen Adjus	01	01 100			
Quality	01	01			
DOR CODE	0200MOBILE HOME				
MAP NUM		MKT AREA			02
NEIGHBORHOOD/LOC	20517.00		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100		1,584	24,406
FOP	200	35		70	1,078
UOP	144	25		36	555
TOTALS	1,928			1,690	26,040

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,690	64.2000	38.52	65,099	1993	1993	0	0	0	60.00	40.00	
1 MOBILE HME - 0% - 2021													
Heated Area: 1584													
HX Base Yr													
Floor plan diagram showing areas: FOP (Front Office Porch), UOP (Unfinished Outside Porch), and BAS (Bathroom). Dimensions are provided for each area and the overall footprint.													