

COMM SE COR OF NE1/4 OF SE1/4 RU
TO W R/W TURNER RD & N R/W ASH R
R/W 202.58 FT FOR POB. CONT W 13

PIPPINS LONNIE D/PIPPINS GAYE J
157 NW ASH DR
LAKE CITY, FL 32055

2025

21-3S-16-02239-117



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	VINYL SID 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	14	PREFIN MT 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	03	03 100			
Kitchen Adjus	01	01 100			
Quality		05	05		
DOR CODE		0200	MOBILE HOME		
MAP NUM			MKT AREA		01
NEIGHBORHOOD/LOC		21316.040		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	92,166
UOP	80	25		20	1,219
UOP	160	25		40	2,438
TOTALS	1,752			1,572	95,824

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,572	117.9000	110.83	174,225	2005	2005	0	0	45.00	55.00

2 MANUF 1 - 100% - 0

Heated Area: 1512

HX Base Yr

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025

MLU