

LOT 13 BRANDEN ESTATES S/D.
828-71, WD 1063-1634, QC 1152-22

MANLEY CHRISTOPHER J/MANLEY DAWN M
248 NW WHITNEY GLN
LAKE CITY, FL 32055

2026

22-3S-16-02244-113



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	22316.020	1.00/

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,456	113.5000	112.36	163,596	2018	2018	0	0	0	14.00	86.00
1 MANUF 2		100% - 2023		Heated Area: 1456					HX Base Yr 2023			
26 56 26 56 26 56 26 56 26 56 26 56												
BAS												

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	140,693
TOTALS	1,456			1,456	140,693

TOTALS		1,456		1,456	146,635		
EXTRA FEATURES							
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0081	DECKING WI	0	100	0	0	
2	0263	PRCH, USP	0	100	0	0	
3	9945	Well/Sept	0	100	0	0	
4	0294	SHED WOOD/	0	100	0	0	