

(AKA LOT 4, LEON MCCALL'S SURVEY
COMM SW COR, RUN E 1755.20 FT, N
FT FOR POB, RUN S 66 DEG W 277.1

LEPINSKI KENNETH SCOTT/LEPINSKI TRINITY DAWN
245 NW PINELLAS CT
LAKE CITY, FL 32055

2026

22-3S-16-02257-000



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	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			06
NEIGHBORHOOD/LOC		22316.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100		2,356	65,534
UOP	64	25		16	445
UOP	128	25		32	890
USP	300	35		105	2,921
TOTALS	2,848			2,509	69,790

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,509	115.9000	69.54	174,476	2003	2003	0	0	0	60.00	40.00
2 MOBILE HME 100% - 2004												
Heated Area: 2356												
HX Base Yr 2004												