

COMM SW COR OF SE1/4 OF SW1/4 OF
610 FT FOR POB, CONT N 50 FT, E
W 252.65 FT, NW 82.20 FT TO POB.

TILLEY JEFFERY
726 SW MAYO RD
LAKE CITY, FL 32024

2025

25-3S-15-00222-002
VALUATION SUMMARY

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 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	01	01 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	890	73.0800	43.85	39,026	1983	1983	0	0	60.00	40.00

1 MOBILE HME - 0% - 2023 Heated Area: 784 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		15,610
TOTAL MARKET OB/XF VALUE		8,200
TOTAL LAND VALUE - MARKET		6,600
TOTAL MARKET VALUE		30,410
SOH/AGL Deduction		359
ASSESSED VALUE		30,051
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		30,051
TOTAL JUST VALUE		30,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		27,319

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	13,751
FSP	200	40		80	1,403
UOP	105	25		26	456
TOTALS	1,089			890	15,610

726 SW MAYO RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2022
INC DATE		AG DATE	MLU

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1476/681	9/25/2022	QC	U	I	11	10,000
GRANTOR: GRAHAM JOE						
GRANTEE: TILLEY JEFFERY						
1380/2295	3/20/2019	QC	U	I	11	25,000
GRANTOR: DAVID J MRVICA & DAVI						
GRANTEE: MICHAEL JAMES SAWYE						

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	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	100	2016	2016	3	100	1,200	
2	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	100			3	100	7,000	

EXTRA FEATURES														
TOTAL OB/XF 8,200														

BUILDING NOTES														
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BUILDING DIMENSIONS
BAS= N14 W36 FSP= N10 W20 S10 E20\$ W20 S14 E30 UOP= S7 E15 N7 W15\$ E26\$.

LAND DESCRIPTION															TOTAL OB/XF 8,200									
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	0		A-1	100.00	145.00	0.55	AC		1.00	1.00	0.80	15,000.00	12,000.00	6,600							