

PART OF LOT 9 BLOCK B RANCHETTES  
100 FT OF W1/2 OF SW1/4 OF NW1/4  
R/W.

WILSON ROBERT E  
1167 NW BROWN RD  
LAKE CITY, FL 32055

2026

28-3S-16-02354-001



| BUILDING CHARACTERISTICS |                  |                |       |              |                      |
|--------------------------|------------------|----------------|-------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION   |       |              |                      |
| Exterior Wall            | 32               | HARDIE BRD 100 |       |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100  |       |              |                      |
| Roof Cover               | 03               | COMP SHNGL 100 |       |              |                      |
| Interior Wall            | 05               | DRYWALL 100    |       |              |                      |
| Interior Floo            | 12               | HARDWOOD 50    |       |              |                      |
| Interior Floo            | 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         |       |              |                      |
| Architectual             | 05               | CONV 100       |       |              |                      |
| Units                    |                  | 0 100          |       |              |                      |
| Condition Adj            | 04               | 04 100         |       |              |                      |
| Kitchen Adjus            | 01               | 01 100         |       |              |                      |
|                          |                  |                |       |              |                      |
| Quality                  | 07               | 07             |       |              |                      |
| DOR CODE                 | 0201MODULAR HOME |                |       |              |                      |
| MAP NUM                  |                  | MKT AREA       |       |              | 06                   |
| NEIGHBORHOOD/LOC         | 28316.030        |                | 1.00/ |              |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR  | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,680            | 100            |       | 1,680        | 176,026              |
| FOP                      | 448              | 30             |       | 134          | 14,040               |
| FSP                      | 448              | 40             |       | 179          | 18,755               |
|                          |                  |                |       |              |                      |
| TOTALS                   | 2,576            |                |       | 1,993        | 208,822              |

| MARKET ADJUSTMENTS                                               |     |           |             |                |                |      |      |      |      |            |        |
|------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------------|--------|
| TYPE                                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM       | % COND |
| 0211                                                             | 01  | 1,993     | 136.7300    | 132.63         | 264,332        | 2007 | 2015 | 0    | 0    | 0 21.00    | 79.00  |
| 2 MODULAR 2 100% - 2023                                          |     |           |             |                |                |      |      |      |      |            |        |
| Heated Area: 1680 HX Base Yr 2023                                |     |           |             |                |                |      |      |      |      |            |        |
| <div><div></div><div>FSP</div><div>BAS</div><div>FOP</div></div> |     |           |             |                |                |      |      |      |      |            |        |
|                                                                  |     |           |             |                |                |      |      |      |      |            |        |
| BLD DATE<br>XF DATE<br>INC DATE                                  |     |           |             |                |                |      |      |      |      |            |        |
| LGL DATE<br>LAND DATE<br>AG DATE                                 |     |           |             |                |                |      |      |      |      |            |        |
| 1167 NW BROWN RD, LAKE CITY                                      |     |           |             |                |                |      |      |      |      | 05/09/2022 | MLU    |

| EXTRA FEATURES |            |             |         |    |    |        | 1167 NW BROWN RD, LAKE CITY |          |                |           | INC DATE |             | AG DATE |        |                 |       |  |  |
|----------------|------------|-------------|---------|----|----|--------|-----------------------------|----------|----------------|-----------|----------|-------------|---------|--------|-----------------|-------|--|--|
| 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              | 0060       | CARPORT F   | 0 100   | 24 | 36 | 864.00 | UT                          | 8.00     | 8.00           | 100       | 2008     | 2008        | 3       | 100    | 6,912           |       |  |  |
| 2              | 0260       | PAVEMENT-A  | 0 100   | 0  | 0  | 1.00   | UT                          | 0.00     | 0.00           | 100       | 2008     | 2008        | 3       | 100    | 3,000           |       |  |  |
| 3              | 0200       | GARAGE F    | 0 100   | 16 | 24 | 1.00   | UT                          | 0.00     | 0.00           | 100       | 2014     | 2014        | 3       | 100    | 5,000           |       |  |  |
| 4              | 0190       | FPLC PF     | 0 100   | 0  | 0  | 1.00   | UT                          | 1,200.00 | 1,200.00       | 100       | 2007     | 2007        | 3       | 100    | 1,200           |       |  |  |
| 5              | 0166       | CONC, PAVMT | 0 100   | 0  | 0  | 1.00   | UT                          | 0.00     | 0.00           | 100       | 2018     | 2018        | 3       | 100    | 2,500           |       |  |  |
| 6              | 0169       | FENCE/WOOD  | 0 100   | 0  | 0  | 1.00   | UT                          | 0.00     | 0.00           | 100       | 2018     | 2018        | 3       | 100    | 300             |       |  |  |
|                |            |             |         |    |    |        |                             |          |                |           |          |             |         |        |                 |       |  |  |
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