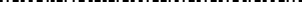


COUCH DONALD SCOTT
241 NW IAN CT
LAKE CITY, FL 32055

2026



BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

31

VINYL SID 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

13

LAM/VNLPLK 50

Interior Floo

14

CARPET 50

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Stories

1.

1. 100

Units

0 100

Quality

05 05

DOR CODE

0200 MOBILE HOME

MAP NUM

MKT AREA 03

NEIGHBORHOOD/LOC

30217.00 1.00/

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,560

100

1,560

164,463

TOTALS

1,560

1,560

164,463

EXTRA FEATURES

241 NW IAN CT, LAKE CITY

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 9945

We'll/Sept

0 100

0

0

1.00

UT

7,000.00

7,000.00

100

3

100

7,000

LAND DESCRIPTION

TOTAL OB/XF

7,000

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

100

PRRD

0.00

0.00

1.00

LT

1.00

1.00

1.00

18,000.00

18,000.00

18,000

REVIEW DATE

09/01/2020

BY

JB

Total Acres:

1.26

Total Land Value:

18,000

Market:

0

Agricultural:

0

Common:

18,000

PRINTED 10/03/2025 BY SYS

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0202

02

1,560

114.5000

113.36

176,842

2021

2021

0

0

7.00

93.00

1 MANUF 2

100% - 2021

Heated Area: 1560

HX Base Yr 2021

VALUATION BY

Tax Group: 3

Tax Dist:

STANDARD

BUILDING MARKET VALUE

164,463

TOTAL MARKET OB/XF VALUE

7,000

TOTAL LAND VALUE - MARKET

18,000

TOTAL MARKET VALUE

189,463

SOH/AGL Deduction

67,788

ASSESSED VALUE

121,675

TOTAL EXEMPTION VALUE

HX HB

50,722

BASE TAXABLE VALUE

70,953

TOTAL JUST VALUE

189,463

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

193,000

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

V CD

RSN

SALE PRICE

1378/1225

2/07/2019

WD

Q

V

01

15,000

GRANTOR:MINE OF LAKE CITY INC

GRANTEE:DONALD SCOTT COUCH

1356/0054

3/15/2018

WD

U

V

11

100

GRANTOR:J C MARSH & SONS INC

GRANTEE:MINE OF LAKE CITY I

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S26 E60 N26S.