

LOTS 9 & 10 BLOCK H MELROSE PARK  
626-163, 759-743, PB 1415-1180,

JENKINS CHARLES CURTIS  
227 SE LOCHLYN TER  
LAKE CITY, FL 32025

2026

33-3S-17-06649-000



| 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            | 04               | PLYWOOD 100    |
| Interior Floo            | 14               | CARPET 90      |
| Interior Floo            | 08               | SHT VINYL 10   |
| Air Condition            | 03               | CENTRAL 100    |
| Heating Type             | 04               | AIR DUCTED 100 |
| Bedrooms                 |                  | 2 100          |
| 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 07    |
| NEIGHBORHOOD/LOC         | 33317.110 1.00/  |                |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    |
| BAS                      | 1,680            | 100            |
| UOP                      | 128              | 25             |
| UOP                      | 192              | 25             |
| TOTALS                   | 2,000            | 1,760          |

| MARKET ADJUSTMENTS                                                                                                                                                                                             |     |           |             |                |                |      |      |      |      |         |        |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|--|
| TYPE                                                                                                                                                                                                           | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |  |
| 0800                                                                                                                                                                                                           | 02  | 1,760     | 113.9000    | 68.34          | 120,278        | 1986 | 1986 | 10   | 0    | 0 60.00 | 30.00  |  |
| 1 MOBILE HME 100% - 2000 Heated Area: 1680 HX Base Yr 2022                                                                                                                                                     |     |           |             |                |                |      |      |      |      |         |        |  |
| <div><div>16</div><div>8</div><div>UOP</div><div>16</div><div>26</div><div>34</div><div>28</div><div>BAS</div><div>28</div><div>26</div><div>24</div><div>8</div><div>UOP</div><div>24</div><div>8</div></div> |     |           |             |                |                |      |      |      |      |         |        |  |
| 227 SE LOCHLYNN TER, LAKE CITY                                                                                                                                                                                 |     |           |             |                |                |      |      |      |      |         |        |  |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE                                                                                                                                                           |     |           |             |                |                |      |      |      |      |         |        |  |

| EXTRA FEATURES |            |             |         |   |   |       |    |          |                |           |         |             |
|----------------|------------|-------------|---------|---|---|-------|----|----------|----------------|-----------|---------|-------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL |
| 1              | 0296       | SHED METAL  | 0 100   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 1993    | 1993        |
| 2              | 0294       | SHED WOOD/  | 0 100   | 0 | 0 | 1.00  | UT | 800.00   | 800.00         | 50        | 1993    | 1993        |
| 3              | 9945       | Well/Sept   | 0 100   | 0 | 0 | 1.00  | UT | 7,000.00 | 7,000.00       | 100       |         |             |
| 4              | 0190       | FPLC PF     | 0 100   | 0 | 0 | 1.00  | UT | 1,200.00 | 1,200.00       | 100       | 1993    | 1993        |
| 5              | 0120       | CLFENCE 4   | 0 100   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 1993    | 1993        |
| 6              | 0166       | CONC, PAVMT | 0 100   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 2012    | 2012        |
| 7              | 0080       | DECKING     | 0 100   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 2012    | 2012        |
| 8              | 0296       | SHED METAL  | 0 100   | 0 | 0 | 1.00  | UT | 0.00     | 0.00           | 100       | 2017    | 2017        |
|                |            |             |         |   |   |       |    |          |                |           |         |             |
|                |            |             |         |   |   |       |    |          |                |           |         |             |

| 227 SE LOCHLYNN TER, LAKE CITY |    |          |                |           |         |             |   |        |                 | XF DATE  |  | LAND DATE |  |
|--------------------------------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|----------|--|-----------|--|
|                                |    |          |                |           |         |             |   |        |                 | INC DATE |  | AG DATE   |  |
| UNITS                          | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES    |  |           |  |
| 1.00                           | UT | 0.00     | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 700             |          |  |           |  |
| 1.00                           | UT | 800.00   | 800.00         | 50        | 1993    | 1993        | 3 | 50     | 400             |          |  |           |  |
| 1.00                           | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |          |  |           |  |
| 1.00                           | UT | 1,200.00 | 1,200.00       | 100       | 1993    | 1993        | 3 | 100    | 1,200           |          |  |           |  |
| 1.00                           | UT | 0.00     | 0.00           | 100       | 1993    | 1993        | 3 | 100    | 800             |          |  |           |  |
| 1.00                           | UT | 0.00     | 0.00           | 100       | 2012    | 2012        | 3 | 100    | 100             |          |  |           |  |
| 1.00                           | UT | 0.00     | 0.00           | 100       | 2012    | 2012        | 3 | 100    | 100             |          |  |           |  |
| 1.00                           | UT | 0.00     | 0.00           | 100       | 2017    | 2017        | 3 | 100    | 200             |          |  |           |  |
|                                |    |          |                |           |         |             |   |        |                 |          |  |           |  |
|                                |    |          |                |           |         |             |   |        |                 |          |  |           |  |