

LOTS 17 & 18 BLOCK B WEST LAKE C
319-643, PB# 97-78-CP, 842-684-6

NICHOLS ROCKY/NICHOLS LORETTA
200 NW ASTOR WAY
LAKE CITY, FL 32055

2026

34-3S-16-02517-000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	08	WD OR PLY 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		4 100			
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	0200MOBILE HOME				
MAP NUM		MKT AREA			06
NEIGHBORHOOD/LOC	34316.030		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	92,887
UOP	150	25		38	2,179
UOP	192	25		48	2,752
TOTALS	1,962			1,706	97,818

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,706	110.9000	104.25	177,850	1987	1995	0	0	45.00	55.00
1 MANUF 1		100% - 2010				Heated Area: 1620			HX Base Yr 2010		