

COMM SW COR, N 30.30 FT TO N R/W  
N 317.32 FT, E 509.39 FT FOR POB  
150 FT, N 316.84 FT, E 150.03 FT

GRADDY DUSTIN ALLEN  
179 SW JOYCE GLN  
LAKE CITY, FL 32024

2026

34-4S-16-03274-042



| BUILDING CHARACTERISTICS |                  |                |           |              |                      |
|--------------------------|------------------|----------------|-----------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION   |           |              |                      |
| Exterior Wall            | 31               | VINYL SID 100  |           |              |                      |
| Exterior Wall            | 00               | N/A 0          |           |              |                      |
| Roof Structure           | 03               | GABLE/HIP 100  |           |              |                      |
| Roof Cover               | 12               | MODULAR MT 100 |           |              |                      |
| Interior Wall            | 05               | DRYWALL 100    |           |              |                      |
| Interior Floor           | 08               | SHT VINYL 50   |           |              |                      |
| Interior Floor           | 14               | CARPET 50      |           |              |                      |
| Air Condition            | 03               | CENTRAL 100    |           |              |                      |
| Heating Type             | 04               | AIR DUCTED 100 |           |              |                      |
| Bedrooms                 |                  | 2 100          |           |              |                      |
| Bathrooms                |                  | 2 100          |           |              |                      |
| Frame                    | 01               | NONE 100       |           |              |                      |
| Stories                  | 1.               | 1. 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       |           | 01           |                      |
| NEIGHBORHOOD/LOC         |                  |                | 34416.020 | 1.00/        |                      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR      | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 1,020            | 100            | 2025      | 1,020        | 60,381               |
| TOTALS                   |                  |                | 1,020     | 1,020        | 60,381               |

| MARKET ADJUSTMENTS                               |     |           |             |                |                |      |      |      |      |         |        |  |
|--------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|--|
| TYPE                                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |  |
| 0201                                             | 02  | 1,020     | 114.5000    | 107.63         | 109,783        | 2006 | 2006 | 0    | 0    | 0 45.00 | 55.00  |  |
| 1 MANUF 1 0% - 2025 Heated Area: 1020 HX Base Yr |     |           |             |                |                |      |      |      |      |         |        |  |
| <div>15<div>BAS2025</div>6815</div>              |     |           |             |                |                |      |      |      |      |         |        |  |
| TOTALS 1,020 1,020 60,381                        |     |           |             |                |                |      |      |      |      |         |        |  |

179 SW JOYCE GLN, LAKE CITY

|          |
|----------|
| BLD DATE |
| XF DATE  |
| INC DATE |

|           |
|-----------|
| LGL DATE  |
| LAND DATE |
| AG DATE   |

04/08/2025 MLU

| 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 | Q % COND |
| 1                  | 0030       | BARN, MT    | 0 0     | 30 24 | 720.00 | UT | 15.00    | 15.00          | 100       | 2025    | 2024        | 100      |
| 2                  | 9945       | Well/Sept   | 0 0     | 0 0   | 1.00   | UT | 7,000.00 | 7,000.00       | 100       | 2025    | 2024        | 100      |
| TOTAL OB/XF 17,800 |            |             |         |       |        |    |          |                |           |         |             |          |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             | TOTAL OB/XF |     |           |        |         |            |                |            |                             |      | 17,800  |      |     |    |        |  |  |  |  |  |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-------------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--|--|--|--|
| 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               | 0   |     | 00       | 0.00  | 0.00  | 1.00        | LT          |     | 1.00      | 1.00   | 0.65    | 28,000.00  | 18,200.00      | 18,200     |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |
|                  |          |     |                      |     |     |          |       |       |             |             |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |  |  |  |  |  |