

LOT 4 HOPEFUL CIRCLE S/D.

822-2295, WD 1466-2747,

BURNS BRANDY
641 SE MAYHALL TER
LAKE CITY, FL 32025-2289

2025

35-4S-17-09030-104



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	08	WD OR PLY 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 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		3 100			
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		02
NEIGHBORHOOD/LOC		35417.010 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100		1,248	32,618
FOP	160	35		56	1,464
UOP	384	25		96	2,509
TOTALS		1,792		1,400	36,590

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,400	108.9000	65.34	91,476	1993	1993	0	0	0	60.00	40.00	
1 MOBILE HME 100% - 2023													
Heated Area: 1248													
HX Base Yr 2023													
24 16 16 24 28 24 24 32 20 20 8 8 20 UOP BAS FOP													
641 SE MAYHALL TER, LAKE CITY													
						BLD DATE					LGL DATE		
						XF DATE					LAND DATE		
						INC DATE					AG DATE		
												03/22/2022	MLU

TOTALS		1,792				1,400		36,590		641 SE MAYHALL TER, LAKE CITY					XF DATE				LAND DATE		03/22/2022		MLU	
EXTRA FEATURES										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	0294	SHED WOOD/		0	100	12	24	1.00		UT	0.00		0.00		100	1996	1996	3	100	1,800				
2	0294	SHED WOOD/		0	100	10	12	1.00		UT	0.00		0.00		100	1996	1996	3	100	200				
3	9945	Well/Sept		0	100	0	0	1.00		UT	7,000.00		7,000.00		100			3	100	7,000				
4	0120	CLFENCE 4		0	100	0	0	1.00		UT	0.00		0.00		100	2005	2005	3	100	300				
5	0070	CARPORT UF		0	100	0	0	1.00		UT	0.00		0.00		100	2012	2012	3	100	750				