

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architactual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	820317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
TOTALS	1,620		1,620
			75,156

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	1	0%	- 2023	Heated Area: 1620			HX Base Yr			
TOTALS	1,620		1,620	75,156							

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			75,156
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			4,438
TOTAL MARKET VALUE			86,594
SOH/AGL Deduction			0
ASSESSED VALUE			86,594
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			86,594
TOTAL JUST VALUE			86,594
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			91,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00470	M H	0	06/30/2015
00594			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/2292	5/11/2022	WD	Q	I	01	80,000
GRANTOR: COMPTON AARON						
GRANTEE: ATRAC PROPERTIES LL						
1295/1590	5/29/2015	QC	U	I	11	3,000
GRANTOR: MAGNOLIA TC 3 REO LLC						
GRANTEE: AARON COMPTON						

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	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100		3	100	7,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
862 NW GEORGIA AVE, LAKE CITY			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W60 S27 E60 N27\$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	8,875.00	SF		1.00	1.00	1.00	0.50	0.50	4,438							