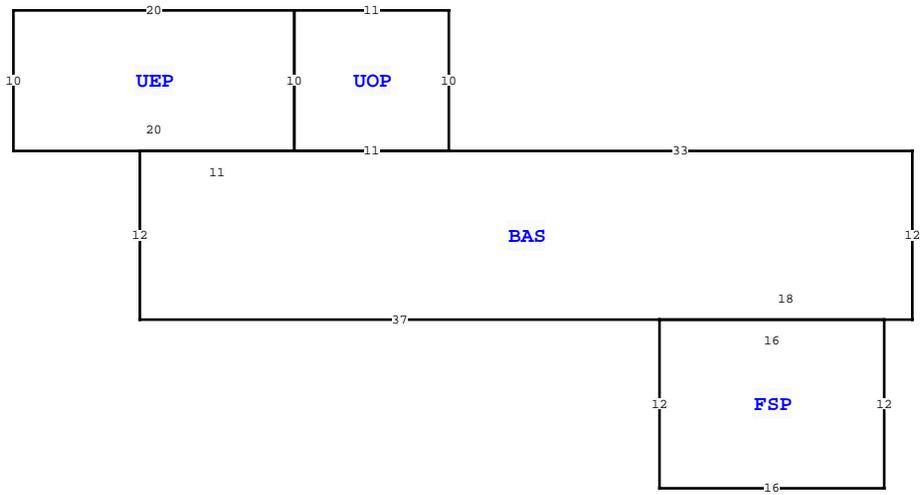


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	02	SHED 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		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	0202MOBILE HOME/M HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	660	100	
FSP	192	40	
UEP	200	70	
UOP	110	25	
TOTALS	1,162		905

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	905	107.9000	64.74	58,590	1980	1980	0	0	60.00	40.00
1 MOBILE HME 0% - 2021 Heated Area: 660 HX Base Yr											



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		41,161
TOTAL MARKET OB/XF VALUE		11,522
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		87,683
SOH/AGL Deduction		14,723
ASSESSED VALUE		72,960
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		72,960
TOTAL JUST VALUE		87,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1407/0683	3/05/2020	LE U	I	14		100
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: JAMES GREGORY LASTI						
1407/0682	3/05/2020	QC U	I	11		100
GRANTOR: JAMES G LASTINGER						
GRANTEE: FLORIDA HOLDINGS TR						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100
2	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100
3	0296	SHED METAL	0	0	8	12	96.00	UT	11.00	11.00	40
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100
7	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100
8	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
352 NW BREEZE GLN, LAKE CITY											
BLD DATE: 04/15/2025 MLU											
LGL DATE: 04/15/2025 MLU											
XF DATE: 04/15/2025 MLU											
INC DATE: 04/15/2025 MLU											
TOTAL OB/XF VALUE: 11,522											

BUILDING NOTES											
BAS= W33 UOP= N10 W11 S10 E11\$ W11 UEP= N10 W20 S10 E20\$ W11 S12 E37 FSP= S12 E16N12 W16\$ E18 N12\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0102	C	SFR/MH	0		A-1	0.00	0.00	4.00	AC	1.00
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC	1.00

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	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
Architectural	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
PTO	225	5	
TOTALS	1,009		
		795	17,725

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	0%	- 2021								
				Heated Area: 784			HX Base Yr				
BLD DATE		LGL DATE								04/15/2025	MLU
XF DATE		LAND DATE									
INC DATE		AG DATE									

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		41,161
TOTAL MARKET OB/XF VALUE		11,522
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		87,683
SOH/AGL Deduction		14,723
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TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		72,960
TOTAL JUST VALUE		87,683
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,683

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1407/0683	3/05/2020	LE U		I	14	100
GRANTOR: FLORIDA HOLDINGS TRUS						
GRANTEE: JAMES GREGORY LASTI						
1407/0682	3/05/2020	QC U		I	11	100
GRANTOR: JAMES G LASTINGER						
GRANTEE: FLORIDA HOLDINGS TR						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W41 S14 E56 N14 PTO= N15 W15 S15 E15\$ W15\$.

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
TOTAL OB/XF 0																

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