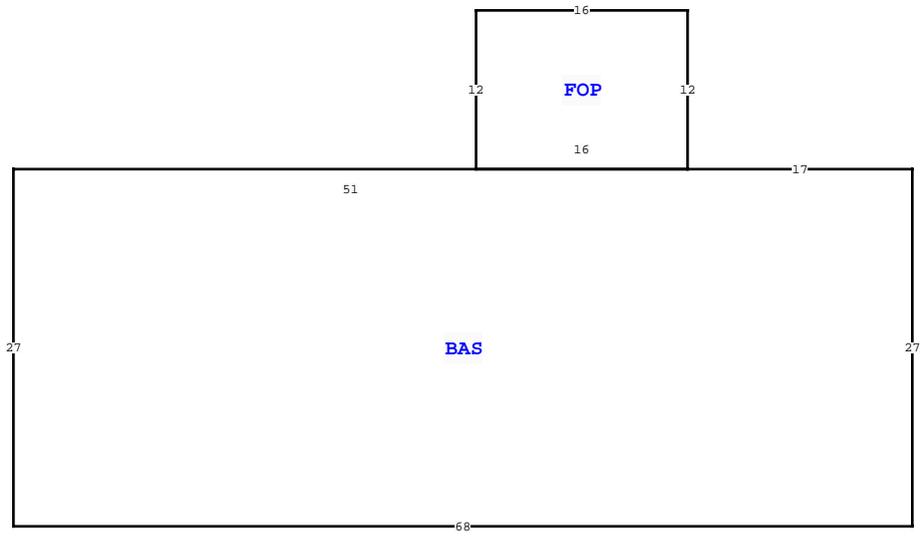


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	04	04	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	1316.0300 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,836	100	
FOP	192	35	
TOTALS	2,028		1,903 160,296

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	2	100%	- 2023	Heated Area: 1836		HX Base Yr 2023						



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		160,296
TOTAL MARKET OB/XF VALUE		14,140
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		183,936
SOH/AGL Deduction		0
ASSESSED VALUE		183,936
TOTAL EXEMPTION VALUE	HX HB WR	56,411
BASE TAXABLE VALUE		127,525
TOTAL JUST VALUE		183,936
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,335

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045008	Roof Replacement	9,500	07/20/2022
21594	M H	250	03/05/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/2727	1/17/2023	LE U		I	14	100
GRANTOR: MANSBACH MARK						
GRANTEE: MANSBACH MARK (ENH)						
1480/1859	12/05/2022	WD Q		I	01	209,000
GRANTOR: B SIMPLE INVESTMENT P						
GRANTEE: MANSBACH MARK						

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	0060	CARPORT F	0	100	18	20	UT	4.50	4.50	100	2009	2009	3	100	1,620	
2	0296	SHED METAL	0	100	12	30	UT	12.00	12.00	100	2004	2004	3	100	4,320	
3	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	2004	2004	3	100	1,200	
4	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

TOTAL OB/XF													
341 NW NYE HUNTER DR, LAKE CITY													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			04/22/2025			MLU							

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W17 W51 S27 E68 N27 \$													
FOP=[ORIG=-17,0] N12 W16 S12 E16 \$													

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	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	9,500.00	9,500.00	9,500							