

COMM SE COR OF NE1/4 OF SE1/4 OF  
N 60 FT FOR POB, W 93 FT, N 546  
74.03 FT, E 281.71 FT, S 620 FT,

SIMMONS JOSHUA LEE  
323 SW PLACID LN  
LAKE CITY, FL 32404

**2026**

01-4S-15-00312-016  
VALUATION SUMMARY PAGE 1 of 1

| ELEMENT   |                     | BUILDING CHARACTERISTICS |       |              |                      |
|-----------|---------------------|--------------------------|-------|--------------|----------------------|
| CD        | CONSTRUCTION        |                          |       |              |                      |
| 03        | BELOW AVG. 100      |                          |       |              |                      |
| 03        | GABLE/HIP 100       |                          |       |              |                      |
| 03        | COMP SHNGL 100      |                          |       |              |                      |
| 05        | DRYWALL 100         |                          |       |              |                      |
| 14        | CARPET 90           |                          |       |              |                      |
| 08        | SHT VINYL 10        |                          |       |              |                      |
| 03        | CENTRAL 100         |                          |       |              |                      |
| 04        | AIR DUCTED 100      |                          |       |              |                      |
|           | Bedrooms            | 3                        | 100   |              |                      |
|           | Bathrooms           | 2                        | 100   |              |                      |
| 1.        | Stories             | 1.                       | 100   |              |                      |
| 01        | CONV 100            |                          |       |              |                      |
|           | Architectural Units | 0                        | 100   |              |                      |
| 03        | 03 100              |                          |       |              |                      |
| 01        | 01 100              |                          |       |              |                      |
| 05        | 05 05               |                          |       |              |                      |
| 0200      | MOBILE HOME         |                          |       |              |                      |
|           | MAP NUM             |                          | 01    |              |                      |
|           | NEIGHBORHOOD/LOC    | 1415.00                  | 1.00/ |              |                      |
| AREA TYPE | TOTAL GROSS AREA    | PCT OF BASE              | YEAR  | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS       | 1,152               | 100                      |       | 1,152        | 59,501               |
| TOTALS    | 1,152               |                          |       | 1,152        | 59,501               |

| MARKET ADJUSTMENTS  |     |           |             |                   |                |            |                 |           |      |         |        |
|---|-----|-----------|-------------|-------------------|----------------|------------|-----------------|-----------|------|---------|--------|
| TYPE  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE    | REPL. COST NEW | AYB        | EYB             | ECON      | FNCT | NORM    | % COND |
| 0201  | 02  | 1,152     | 99.9000     | 93.91             | 108,184        | 2001       | 2001            | 0         | 0    | 45.00   | 55.00  |
| 1 MANUF 1   |     |           | 100% - 2018 | Heated Area: 1152 |                |            | HX Base Yr 2018 |           |      |         |        |
| <div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="font-size: 2em; color: blue;">BAS</span> </div> |     |           |             |                   |                |            |                 |           |      |         |        |
| BLD DATE  |     | XF DATE   |             | INC DATE          |                | LGL DATE   |                 | LAND DATE |      | AG DATE |        |
|   |     |           |             |                   |                | 04/07/2025 |                 | MLU       |      |         |        |

| VALUATION BY              |  | STANDARD  |
|---------------------------|--|-----------|
| Tax Group: 3              |  | Tax Dist: |
| BUILDING MARKET VALUE     |  | 59,501    |
| TOTAL MARKET OB/XF VALUE  |  | 7,500     |
| TOTAL LAND VALUE - MARKET |  | 55,110    |
| TOTAL MARKET VALUE        |  | 122,111   |
| SOH/AGL Deduction         |  | 59,290    |
| ASSESSED VALUE            |  | 62,821    |
| TOTAL EXEMPTION VALUE     |  | 37,821    |
| BASE TAXABLE VALUE        |  | 25,000    |
| TOTAL JUST VALUE          |  | 122,111   |
| NCON VALUE                |  | 0         |
| INCOME VALUE              |  |           |
| PREVIOUS YEAR MKT VALUE   |  | 122,111   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 17711      | M H         | 125 | 12/05/2000 |

| SALES DATA                  |           |           |     |     |        |            |
|-----------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number           | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1345/0107                   | 8/12/2017 | AG        | U   | I   | 21     | 75,000     |
| GRANTOR: JANICE L FLATT     |           |           |     |     |        |            |
| GRANTEE: JOSHUA LEE SIMMONS |           |           |     |     |        |            |
| 1299/2627                   | 6/26/2015 | QC        | U   | I   | 11     | 71,300     |
| GRANTOR: MONTANA DAVIS      |           |           |     |     |        |            |
| GRANTEE: JANICE L FLATT     |           |           |     |     |        |            |

| EXTRA FEATURES |            | 323 SW PLACID LN, LAKE CITY |                |
|----------------|------------|-----------------------------|----------------|
| L N            | OB/XF CODE | DESCRIPTION                 | ADJ UNIT PRICE |
| 1              | 0296       | SHED METAL                  | 0.00           |
| 2              | 9945       | Well/Sept                   | 7,000.00       |

| 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   | 0296       | SHED METAL  | 0       | 100 | 0 | 0     | UT | 0.00     | 0.00           | 100       | 2013    | 2013        | 3 | 100    | 500             |       |
| 2   | 9945       | Well/Sept   | 0       | 100 | 0 | 0     | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| BUILDING DIMENSIONS     |  |
|-------------------------|--|
| BAS= W48 S24 E48 N24\$. |  |

| 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 |     | A-1      | 0.00  | 0.00  | 5.01        | AC          |     | 1.00     | 1.00   | 1.00    | 11,000.00  | 11,000.00      | 55,110     |                             |      |         |      |     |    |        |