

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	1616.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,296	100	2026
TOTALS	1,296		1,296

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	0%	- 2026	Heated Area: 1296			HX Base Yr				
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> BAS 2026 </div>												
TOTALS	1,296		1,296	129,270								

VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		129,270	
TOTAL MARKET OB/XF VALUE		21,400	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		215,670	
SOH/AGL Deduction		11,167	
ASSESSED VALUE		204,503	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		204,503	
TOTAL JUST VALUE		215,670	
NCON VALUE		146,670	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		59,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052286	Mobile Home		02/10/2025
000051895	Electrical Servis	0	12/20/2024
41228	ELECTRICAL		02/01/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/2791	1/22/2020	WD	Q	V	05	65,000
GRANTOR: CHARLES E FLEMING						
GRANTEE: DOUGLAS & SHEILA JA						
1176/0424	6/24/2009	WD	Q	V	01	60,000
GRANTOR: RICHARD M & IRENE J G						
GRANTEE: CHARLES B & CATHY A						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00
3	0040	BARN, POLE	0	0	40	48	1,920.00	UT	7.50	7.50

TOTAL OB/XF												
21,400												
206 SW COLONY GLN, LAKE CITY												
BLD DATE		LGL DATE		05/07/2026		MLU						
XF DATE		LAND DATE										
INC DATE		AG DATE										

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2026;ORIG=18,7] E48 S27 W48 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	DPHT 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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							