

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR	MT	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	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectural	01	CONV	100		
Units	0 100				
Condition Adj	02	02 100			
Kitchen Adjus	01	01 100			
Quality	04 04				
DOR CODE	0200 MOBILE HOME				
MAP NUM				06	
NEIGHBORHOOD/LOC	3416.0200 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	33,393
FCP	168	25		42	999
FSP	192	40		77	1,831
UOP	40	25		10	238
TOTALS	1,804			1,533	36,461

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 0								
Heated Area: 1404 HX Base Yr											

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		36,461
TOTAL MARKET OB/XF VALUE		2,804
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		64,265
SOH/AGL Deduction		0
ASSESSED VALUE		64,265
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		64,265
TOTAL JUST VALUE		64,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16372	M H	125	12/07/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/2235	8/24/2022	WD	U	I	11	100
GRANTOR: WELSH RANDALL AKA RAN						
GRANTEE: WELSH FAMILY REVOCA						
1432/1298	1/21/2021	LE	P	I	98	100
GRANTOR: WELSH RANDALL J						
GRANTEE: WELSH RANDALL J						

EXTRA FEATURES		707 SW WHITETAIL CIR, LAKE CITY														
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	0166	CONC, PAVMT	0	0	0	696.00	UT	1.50	1.50	100	2000	2000	3	100	1,044	
2	0296	SHED METAL	0	0	8	80.00	UT	12.00	12.00	100	2007	2007	3	100	960	
3	0120	CLFENCE	4	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		05/09/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W36 S27 E21 UOP= S5E8 N5 W8\$ E19 FCP= S14 E12 N14 W12\$ E12 N27 FSP= N12 W16 S12 E16\$ W16\$.	

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							