

BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
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	14	CARPET 80			
Interior Floor	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Stories	1.	1. 100			
Architctual Units	01	CONV 100 0 100			
Quality	05	05			
DOR CODE	0201MODULAR HOME				
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	3416.0200 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,966	100		1,966	141,502
FOP	261	35		91	6,549
TOTALS	2,227			2,057	148,052

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MODULAR	1	0%	- 2024	Heated Area: 1966			HX Base Yr				

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VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE	148,052			
TOTAL MARKET OB/XF VALUE	7,320			
TOTAL LAND VALUE - MARKET	25,000			
TOTAL MARKET VALUE	180,372			
SOH/AGL Deduction	0			
ASSESSED VALUE	180,372			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	180,372			
TOTAL JUST VALUE	180,372			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	183,918			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26080	SFR	300	08/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/1526	4/28/2023	WD	Q	I	01	230,000
GRANTOR: IRONWOOD HOMES OF LAK						
GRANTEE: KASSEM GLENNA						
1350/0081	11/30/2017	WD	U	I	11	100
GRANTOR: FREEDOM MOBILE HOME S						
GRANTEE: IRONWOOD HOMES OF L						

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	0166	CONC,PAVMT	0	0	0	0	1,720.00	UT	3.00	3.00	50	2008	2008	3	50	2,580	
2	0296	SHED METAL	0	0	12	30	360.00	UT	9.00	9.00	100	2018	2018	3	100	3,240	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,500	

BUILDING NOTES		
143 SW TREY WAY, LAKE CITY		

BUILDING DIMENSIONS		
BAS= W68 S29 E17 N1 E6 S1 E45 FOP= E9 N29 W9 S29\$ N29 \$.		

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