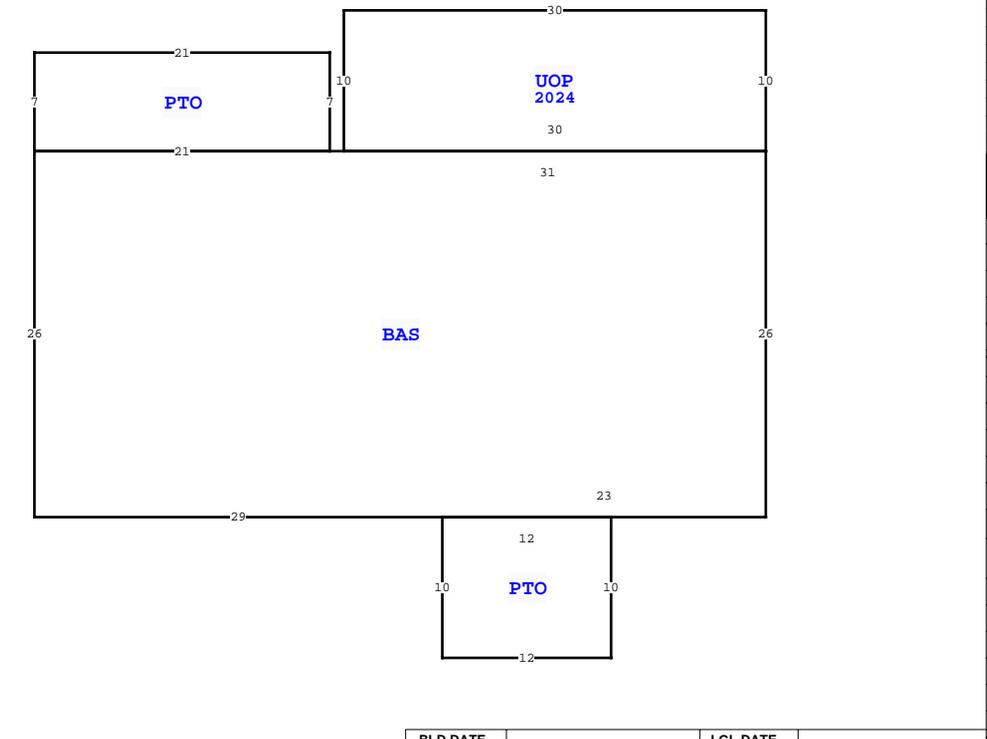


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0211	01	1,425	118.1000	118.10	168,292	2006	2020	0	0	9.00	91.00		
1 MODULAR 2 100% - 2022 Heated Area: 1352 HX Base Yr 2022													



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	145,301
PTO	120	5		6	645
PTO	147	5		7	753
UOP	300	20	2024	60	6,448
TOTALS	1,919			1,425	153,146

VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			153,146
TOTAL MARKET OB/XF VALUE			9,726
TOTAL LAND VALUE - MARKET			28,000
TOTAL MARKET VALUE			190,872
SOH/AGL Deduction			57,520
ASSESSED VALUE			133,352
TOTAL EXEMPTION VALUE			VX HX HB VP 87,187
BASE TAXABLE VALUE			46,165
TOTAL JUST VALUE			190,872
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			189,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042335	Roof Replacement	7,020	07/15/2021
23272	M H	329	06/15/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/2710	2/27/2026	WD Q	Q	I	01	229,000
GRANTOR: MILWARD GEORGE M						
GRANTEE: ROMAN-SUAREZ CYNTHI						
1453/1495	11/22/2021	WD Q	Q	I	01	169,900
GRANTOR: VALIN POK S						
GRANTEE: MILWARD GEORGE M						

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	100	0	0	UT	2.50	2.50	70	2006	2006	3	70	2,226	
2	0060	CARPOR F	0	100	0	0	UT	2,000.00	2,000.00	100	2022	2021		100	2,000	
3	0296	SHED METAL	0	100	0	0	UT	3,500.00	3,500.00	100	2022	2021		100	3,500	
4	0169	FENCE/WOOD	0	100	0	0	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

EXTRA FEATURES										BLD DATE		LGL DATE		LAND DATE	
136 SW NATHAN CT, LAKE CITY										05/09/2025		MLU			

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W31 W21 S26 E29 E23 N26 \$									
PTO=[ORIG=-31,0] N7 W21 S7 E21 \$									
PTO=[ORIG=-23,26] S10 E12 N10 W12 \$									
UOP=[YR=2024;ORIG=-30,-10] E30 S10 W30 N10 \$									

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	0201	C	MOD HOME	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							