

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectural	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,908	99.9000	59.94	114,366	1984	1984	0	0	60.00	40.00

1 MOBILE HME 100% - 2011 Heated Area: 1596 HX Base Yr 2011

Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	3417.0200 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,596	100		1,596	38,266
FCP	528	25		132	3,165
FST	96	55		53	1,271
UOP	240	25		60	1,438
USP	192	35		67	1,606
TOTALS	2,652			1,908	45,746

**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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2012	2012	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	500	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	400	

195 SE RACHEL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		45,746
TOTAL MARKET OB/XF VALUE		5,100
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		69,346
SOH/AGL Deduction		34,434
ASSESSED VALUE		34,912
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		9,912
TOTAL JUST VALUE		69,346
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,346

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049590	Remodel	4,959	04/11/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1204/0319	10/29/2010	WD	Q	I	01	42,000
GRANTOR: MARGUERITE CORRAO						
GRANTEE: GLORIA W CALLOWAY U						
1141/0319	1/16/2008	QC	Q	I	01	100
GRANTOR: VICTOR HICKS II						
GRANTEE: MARGUERITE CORRAO						

**BUILDING NOTES**

BUILDING DIMENSIONS	
BAS= W29 S28 E13 UOP= S12 E20 N12 W20\$ E20 FCP= S22 E24N22 W24\$ E24 N28 W4 FST= N12 W8 S12 E8\$ W8 USP= 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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							