

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	13	LAM/VNLPLK	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		3	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	03
NEIGHBORHOOD/LOC	5316.0100 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2024
TOTALS	1,512		177,097

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	3	100%	-	2024							
				Heated Area:	1512			HX Base Yr	2024			

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		177,097
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		224,097
SOH/AGL Deduction		8,638
ASSESSED VALUE		215,459
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,048
TOTAL JUST VALUE		224,097
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,514

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046737	Mobile Home		03/14/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1482/105	12/27/2022	WD	Q	V	01	60,000
GRANTOR: XIE SHU ZHU						
GRANTEE: LEWIS DAMIEN						
1187/0644	1/06/2010	WD	U	V	40	48,000
GRANTOR: BULLARD DENUNE INVEST						
GRANTEE: SHU ZHU XIE & MING						

EXTRA FEATURES		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE					
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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023		100	7,000	

TOTAL OB/XF													7,000				
305 NW TIMUCUA DR, LAKE CITY																	

BUILDING NOTES												
BAS=[YR=2024;ORIG=21,16] E56 S27 W56 N27 \$												

BUILDING DIMENSIONS												
BAS=[YR=2024;ORIG=21,16] E56 S27 W56 N27 \$												

LAND DESCRIPTION													TOTAL OB/XF					7,000						
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	100		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							