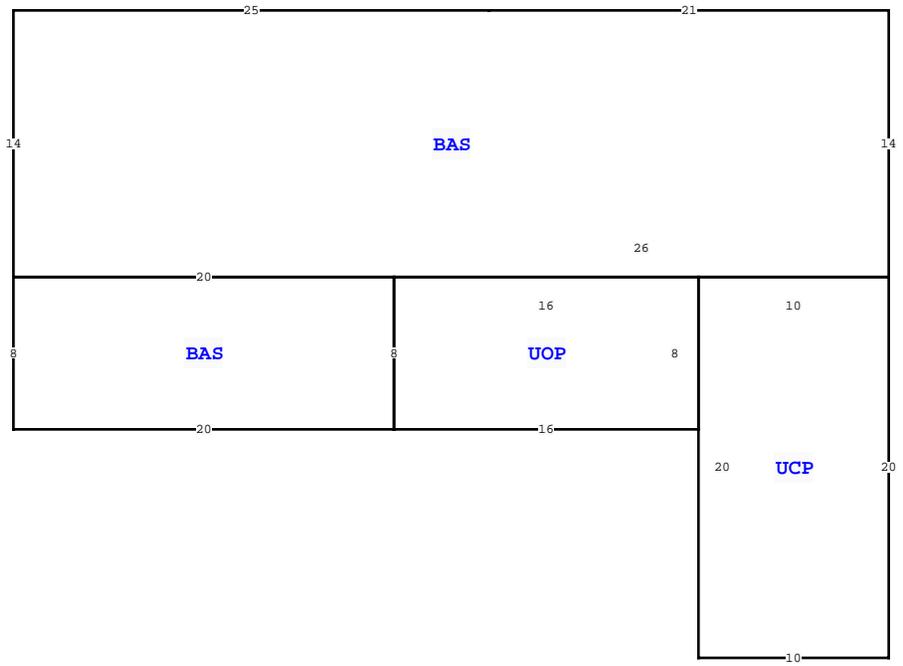


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	01 MINIMUM 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	1 100
Stories	1. 1. 100
Architectual	01 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
1	MOBILE HME	100%	- 2026								
			Heated Area: 804			HX Base Yr 2026					



Quality	01 01				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	5416.0100 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100		160	2,618
BAS	644	100		644	10,536
UCP	200	20		40	654
UOP	128	25		32	524
TOTALS	1,132			876	14,331

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		14,331
TOTAL MARKET OB/XF VALUE		6,304
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		39,135
SOH/AGL Deduction		0
ASSESSED VALUE		39,135
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,135
TOTAL JUST VALUE		39,135
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		39,135

SALE:5:1:			
SALE:4:1:			
SALE:3:1: SALE INCLUDED MH AS PP.			
SALE:2:1: LOT 16 BLK A WOODGATE VILLAGE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041571	Electrical Servic	0	03/22/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1106/0020	12/20/2006	WD	Q	I		26,000
GRANTOR: DAVID BROWN						
GRANTEE: KEITH & ROBBIN L CO						
0991/0175	8/08/2003	WD	Q	I		17,000
GRANTOR: LEE						
GRANTEE: BROWN						

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	0169	FENCE/WOOD	0	100	0	0	0	0	0.00	100	2014	2014	3	100	1,200	
2	9947	Septic	0	100	0	0	0	0	3,000.00	100			3	100	3,000	
3	0166	CONC,PAVMT	0	100	0	0	0	0	0.00	100	2019	2019	3	100	200	
4	0166	CONC,PAVMT	0	100	0	0	0	0	3.00	100	2021	2021		100	1,104	
5	0294	SHED WOOD/	0	100	0	0	0	0	800.00	100	2024	2023		100	800	

272 SW ASPEN GLN, LAKE CITY		BLD DATE		LGL DATE	
		XF DATE		LAND DATE	04/21/2023 MLU
		INC DATE		AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W21 W25 S14 E20 E26 N14 \$	
UCP=[ORIG=-10,14] E10 S20 W10 N20 \$	
BAS=[ORIG=-46,14] E20 S8 W20 N8 \$	
UOP=[ORIG=-26,14] S8 E16 N8 W16 \$	

LAND DESCRIPTION		TOTAL OB/XF 6,304																						
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		RMH-2	75.00	145.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							