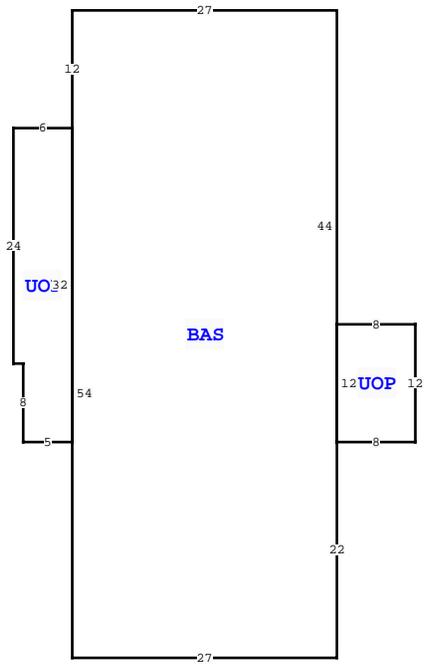


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LAM/VNLPK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	04	04	
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
BAS	1,782	100	
UOP	96	25	
UOP	184	25	
TOTALS	2,062		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2026	Heated Area: 1782		HX Base Yr 2026				



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		86,591
TOTAL MARKET OB/XF VALUE		10,840
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		115,931
SOH/AGL Deduction		6,631
ASSESSED VALUE		109,300
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		57,889
TOTAL JUST VALUE		115,931
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/871	9/02/2025	WD	Q	I	01	140,000
GRANTOR: RIHN MARY						
GRANTEE: WATKINS JEFFREY						
1422/2481	10/27/2020	WD	Q	I	01	85,000
GRANTOR: CHARLES E & CATHERINE						
GRANTEE: MARY RIHN & LIBBY L						

EXTRA FEATURES		186 SW ASPEN GLN, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0 100
2	0294	SHED WOOD/	0 100
3	9945	Well/Sept	0 100
4	0294	SHED WOOD/	0 100
5	0169	FENCE/WOOD	0 100
6	0120	CLFENCE 4	0 100

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	24	56	1.00	UT	0.00	0.00	100	1995	1995	3	100	1,000	
2	0294	SHED WOOD/	0 100	12	24	288.00	UT	5.00	5.00	50	1995	1995	3	50	720	
3	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0 100	10	20	200.00	UT	5.00	5.00	50	1995	1995	3	50	500	
5	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	1995	1995	3	100	600	
6	0120	CLFENCE 4	0 100	0	0	170.00	UT	6.00	6.00	100	2006	2006	3	100	1,020	
TOTAL OB/XF 10,840																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W27 S12 UOP= W6 S24 E1 S8 E5 N32\$ S54 E27 N22 UOP= E8 N12 W8 S12\$ N44\$.	

LAND DESCRIPTION		TOTAL OB/XF 10,840																						
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							