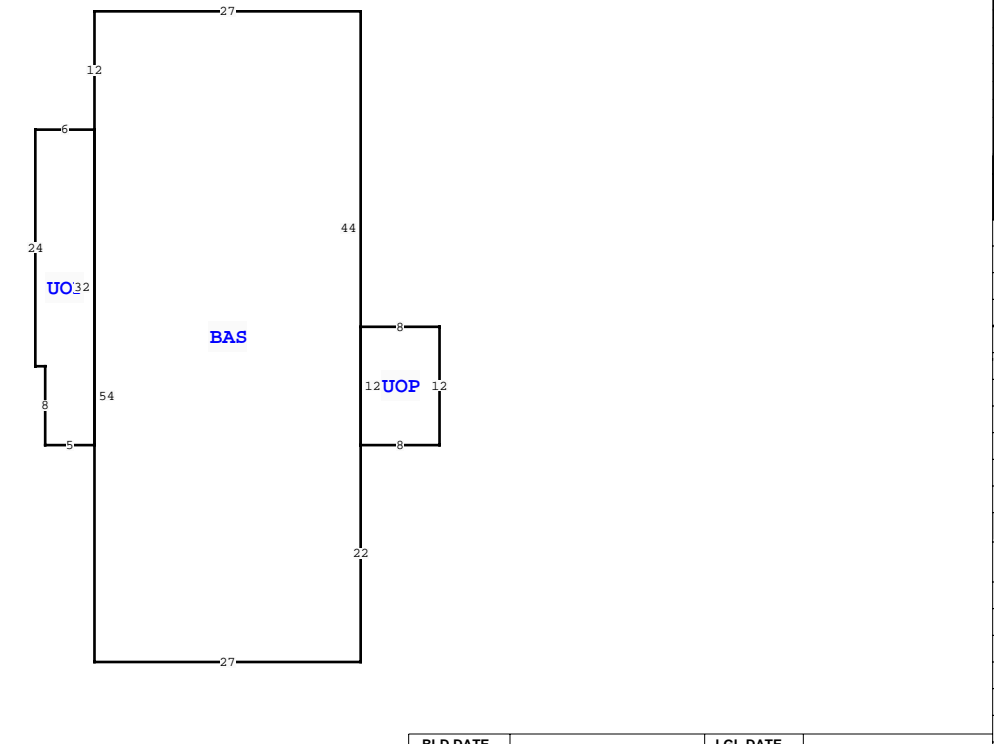


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	13 LAM/VNLPK 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	1,852	90.4400	85.01	157,439	1995	1995	0	0	45.00	55.00



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	83,318
UOP	96	25		24	1,122
UOP	184	25		46	2,151
TOTALS	2,062			1,852	86,591

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

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

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														
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							