

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architactual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	5517.0300	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,352	100	
TOTALS	1,352		1,352
			111,984

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	2	100% - 2020		157,724	2012	2012	0	0	29.00	71.00	
			Heated Area: 1352				HX Base Yr	2020				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE							
BAS	1,352	100		1,352	111,984							
TOTALS	1,352			1,352	111,984							

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			111,984
TOTAL MARKET OB/XF VALUE			9,412
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			181,396
SOH/AGL Deduction			60,175
ASSESSED VALUE			121,221
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			69,810
TOTAL JUST VALUE			181,396
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			162,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052997	Electrical Servic		05/02/2025
000043116	Roof Replacement	7,764	11/08/2021
30277	M H	445	07/12/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/2245	5/31/2019	WD	Q	I	01	149,900
GRANTOR: TRACY ANN SHORT						
GRANTEE: ROBERT K & DANIELLE						
1344/2749	9/29/2017	WD	Q	I	01	129,900
GRANTOR: JESSICA FERRELL F/K/A						
GRANTEE: TRACY ANN SHORT						

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	0081	DECKING WI	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	500	
2	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	400	
3	0327	STABLES-SM	0	100	28	38	UT	8.00	8.00	100	2017	2017	3	100	8,512	
													TOTAL OB/XF	9,412		

BUILDING NOTES			
178 SW MATTIE CT, LAKE CITY			
BLD DATE			
XF DATE			
INC DATE			
LGL DATE		05/07/2026	
LAND DATE		MLU	
AG DATE			

BUILDING DIMENSIONS			
BAS= W52 S26 E52 N26\$.			

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		A-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								