

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		107,549

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		151,478	2012	2012	0	0	29.00	71.00	
Heated Area: 1352 HX Base Yr 2020												
178 SW MATTIE CT, LAKE CITY												
BLD DATE		LGL DATE		05/07/2026		MLU						
XF DATE		LAND DATE										
INC DATE		AG DATE										

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		107,549
TOTAL MARKET OB/XF VALUE		9,412
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		176,961
SOH/AGL Deduction		55,740
ASSESSED VALUE		121,221
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		69,810
TOTAL JUST VALUE		176,961
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						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W52 S26 E52 N26\$.	

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	0	1.00	0.00	100	2017	2017	3	100	500	
2	0169	FENCE/WOOD	0	100	0	0	0	1.00	0.00	100	2017	2017	3	100	400	
3	0327	STABLES-SM	0	100	28	38	0	1,064.00	8.00	100	2017	2017	3	100	8,512	
TOTAL OB/XF															9,412	

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							