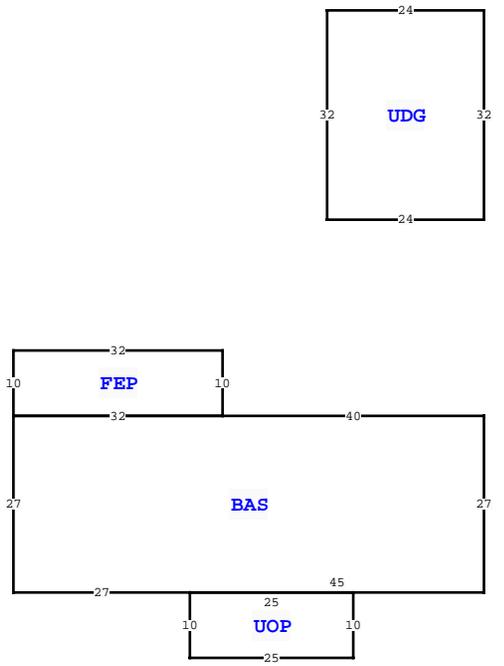


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural	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		
0800	02	2,739	117.9000	74.28	203,453	2000	2000	0	0	60.00	40.00		
1 MOBILE HME 100% - 2019 Heated Area: 1944 HX Base Yr 2019													



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	6617.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	57,760
FEP	320	85		272	8,082
UDG	768	60		461	13,697
UOP	250	25		62	1,842
TOTALS	3,282			2,739	81,381

794 SW MEADOWLANDS DR, LAKE CITY

BLD DATE		LGL DATE	05/07/2026	MLU
XF DATE		LAND DATE		
INC DATE		AG DATE		

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	0.00	0.00	100	2017	2017	3	100	800	
2	9945	Well/Sept	0	100	0	0	0	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF 7,800

LAND DESCRIPTION																								
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			0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		81,381
TOTAL MARKET OB/XF VALUE		7,800
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		154,181
SOH/AGL Deduction		53,101
ASSESSED VALUE		101,080
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		49,669
TOTAL JUST VALUE		154,181
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,303

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1545/1311	7/28/2025	LE U		I	14	100
GRANTOR: NIXON RONALD L (ENH L)						
GRANTEE: NIXON STEVEN ROBERT						
1312/1284	1/05/2016	AG U		I	30	0
GRANTOR: LENVIL DICKS AS TRUST						
GRANTEE: SUBRANDY LIMITED PA						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W40 FEP= N10 W32 S10 E32\$ W32 S27 E27 UOP= S10 E25 N10 W25\$ E45 N27\$ PTR= N30 UDG= N32 W24 S32 E24\$ S30\$.