

COMM SE COR, RUN W 1316.24 FT, N  
FOR POB, RUN W 645.07 FT, N 649.  
OF A 60 FT EASEMENT, RUN E 725 F

LUCAS LORIE  
822 SW COLES CT  
FORT WHITE, FL 32038

**2026**

06-7S-16-04145-009  
VALUATION SUMMARY PAGE 1 of 1

ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	100	
Exterior Wall	00	N/A		0	
Roof Structure	03	GABLE/HIP		100	
Roof Cover	03	COMP SHNGL		100	
Interior Wall	05	DRYWALL		100	
Interior Floor	08	SHT VINYL		50	
Interior Floor	14	CARPET		50	
Air Condition	03	CENTRAL		100	
Heating Type	04	AIR DUCTED		100	
Bedrooms		3		100	
Bathrooms		2		100	
Frame	01	NONE		100	
Stories	1.	1.		100	
Units		0		100	
Condition Adj	03	03		100	
Kitchen Adjus	01	01		100	
Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	6716.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2023	1,152	60,408
TOTALS	1,152			1,152	60,408

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	0%	2023							
				Heated Area:	1152			HX Base Yr			

VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			60,408
TOTAL MARKET OB/XF VALUE			16,421
TOTAL LAND VALUE - MARKET			89,672
TOTAL MARKET VALUE			166,501
SOH/AGL Deduction			25,190
ASSESSED VALUE			141,311
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			141,311
TOTAL JUST VALUE			166,501
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			152,834

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043354	Mobile Home		12/10/2021
000043270	Electrical Servic	0	11/30/2021
18701	PUMP/UTPOL	30	09/06/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1335/1991	4/25/2017	WD	Q	V	01	50,000
GRANTOR: LEONARD H & JANET M C						
GRANTEE: LOORIE LUCAS						
0921/0235	2/21/2001	WD	Q	V		18,000
GRANTOR: R COLE						
GRANTEE: LEONARD & JANET CHR						

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	0294	SHED WOOD/	0	0	8	21	168.00	UT	14.00	14.00	50	2008	2008	3	50	1,176	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	50	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	4,995.00	4,995.00	100	2023	2022		100	4,995	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	3,200.00	3,200.00	100	2023	2022		100	3,200	

TOTAL OB/XF												16,421												
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	0		A-1	0.00	0.00	10.19	AC		1.00	1.00	0.80	11,000.00	8,800.00	89,672							

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BAS=[YR=2023;ORIG=17,15] E48 S24 W48 N24 \$	

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	0		A-1	0.00	0.00	10.19	AC		1.00	1.00	0.80	11,000.00	8,800.00	89,672								