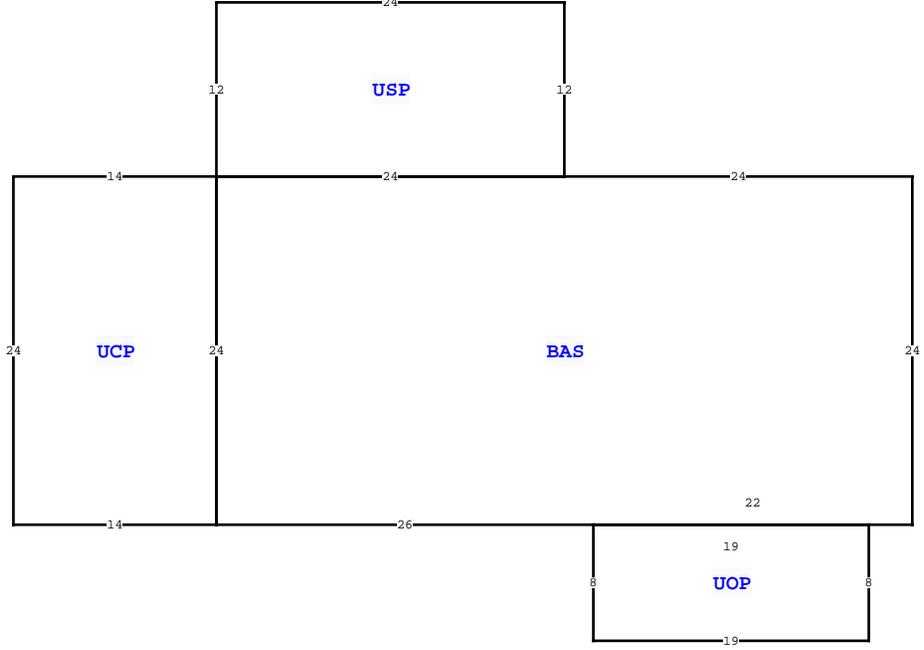


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Stories	1. 1. 100
Architctual Units	01 CONV 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND		
0200	02	1,358	103.4100	84.80	115,158	1985	1985	0	0	10	45.00	45.00		
1 MANUF 1 0% - 2026 Heated Area: 1152 HX Base Yr														



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 06				
NEIGHBORHOOD/LOC	9417.0600 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	43,961
UCP	336	20		67	2,557
UOP	152	25		38	1,450
USP	288	35		101	3,854
TOTALS	1,928			1,358	51,821

314 SE BEADIE DR, LAKE CITY

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

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	8	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		51,821
TOTAL MARKET OB/XF VALUE		4,000
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		74,321
SOH/AGL Deduction		0
ASSESSED VALUE		74,321
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		74,321
TOTAL JUST VALUE		74,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1543/1930	6/30/2025	WD	U	I	30	70,000
GRANTOR: AMMONS MARY ELIZABETH						
GRANTEE: HALL LARRY FRANCIS						
1468/2681	6/08/2022	WD	Q	I	01	84,000
GRANTOR: LOWRY LOWELL RAY						
GRANTEE: AMMONS MARK DALE						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W24 USP= N12 W24 S12 E24\$ W24 UCP= W14 S24 E14 N24\$ S24 E26 UOP= S8 E19 N8 W19\$E22 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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							