

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	02	02	
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
BAS	96	100	
BAS	1,344	100	
FOP	96	35	
USP	80	35	
USP	80	35	
USP	160	35	
TOTALS	1,856		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	MOBILE HME	100%	2006																				
Heated Area: 1440 HX Base Yr 2006																							
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/14/2026</td> <td></td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/14/2026		
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			04/14/2026																				

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		33,750
TOTAL MARKET OB/XF VALUE		4,500
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		60,750
SOH/AGL Deduction		30,242
ASSESSED VALUE		30,508
TOTAL EXEMPTION VALUE	HX HB SX WX	30,508
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		60,750
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		56,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED
12592	M H	125	05/07/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1432/1082	3/04/2021	PB U		I	18	0

GRANTOR: CLERK OF COURT
GRANTEE: DAWKINS TERESITA RE
1279/1537 8/13/2014 QC U I 11 100
GRANTOR: HILTON S & TERESITA R
GRANTEE: HILTON & TERESITA R

EXTRA FEATURES		305 SE BEADIE DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0190	FPLC PF	0 100
2	0294	SHED WOOD/	0 100
3	9947	Septic	0 100

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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1989	1989	3	100	1,200	
2	0294	SHED WOOD/	0 100	0	0	1.00	UT	600.00	600.00	50	2004	2004	3	50	300	
3	9947	Septic	0 100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
TOTAL OB/XF 4,500																

BUILDING NOTES											
<p>BUILDING DIMENSIONS BAS= W4 USP= N8 W10 S8 E10\$ W10 USP= N8 W20 S8 E20 \$ W20 BAS= N8 W12 S8 E12\$ W12 USP= N8 W10 S8 E10\$ W10 S24 E36 FOP= S8E12 N8 W12\$ E20 N24\$.</p>											

LAND DESCRIPTION												TOTAL OB/XF 4,500												
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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							