

BEG SE COR OF NE1/4 OF SE1/4,  
 RUN N 150 FT, W 200 FT, S 300  
 FT, E 200 FT, N 150 FT TO POB.

HOLCOMBE HANNAH BOWEN  
 254 SW LEON SAULS LP  
 LAKE CITY, FL 32025

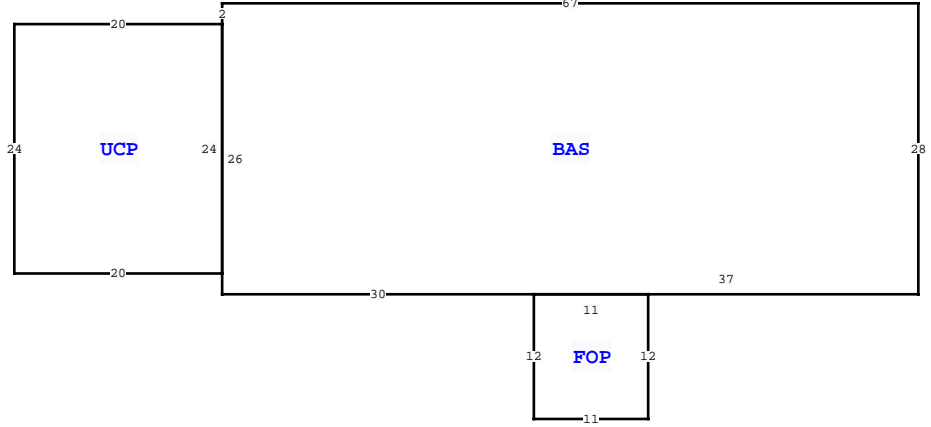
2026

09-5S-17-09174-002



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	12 MODULAR 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	3 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectural	01 CONV 100				
Units	0 100				
Condition Adj	03 03 100				
Kitchen Adjus	01 01 100				
Quality	03 03				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	9517.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,876	100		1,876	46,562
FOP	132	35		46	1,142
UCP	480	20		96	2,383
TOTALS	2,488			2,018	50,087

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%	- 2008		Heated Area: 1876					HX Base Yr 2008	



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			50,087
TOTAL MARKET OB/XF VALUE			10,314
TOTAL LAND VALUE - MARKET			24,840
TOTAL MARKET VALUE			85,241
SOH/AGL Deduction			45,000
ASSESSED VALUE			40,241
TOTAL EXEMPTION VALUE	HX HB		25,000
BASE TAXABLE VALUE			15,241
TOTAL JUST VALUE			85,241
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			79,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046157	Solar Power Syste	15,787	12/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1131/0370	9/14/2007	WD	U	I		100
GRANTOR: CYNTHIA GRAVES (FKA)						
GRANTEE: HANNAH BOWEN HOLCOM						
0862/0179	5/15/1998	WD	Q	I	03	0
GRANTOR: DICKS CYNTHIA S & ROY						
GRANTEE: DICKS CYNTHIA						

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	0190	FPLC PF	0	100	0	0	UT	1.00	1,200.00	100	1990	1990	3	100	1,200	
2	0166	CONC, PAVMT	0	100	0	0	UT	1.12	1.12	100	1990	1990	3	100	794	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	100	12	16	UT	7.50	7.50	50	1993	1993	3	50	720	
5	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0252	LEAN-TO W/	0	100	0	0	UT	0.00	0.00	100	2017	2017	3	100	200	
TOTALS															10,314	

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-1	0.00	0.00	1.38	AC		1.00	1.00	1.00	18,000.00	18,000.00	24,840							