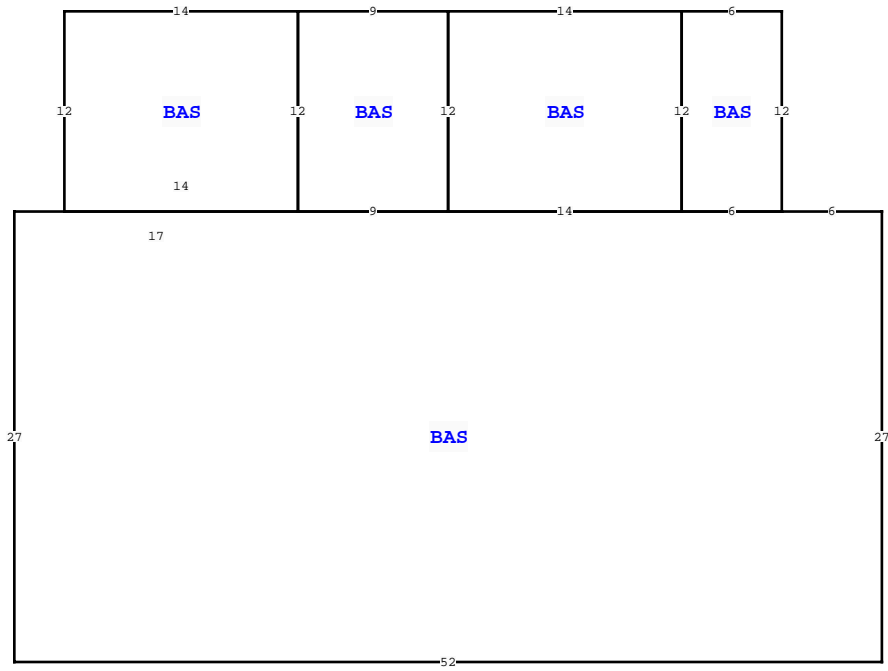


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 90
Interior Floor	15 HARDTILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	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				
2	MANUF	2	100%	- 2022	Heated Area: 1920									HX	Base Yr 2022



Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	10516.070 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	72	100		72	6,615
BAS	108	100		108	9,922
BAS	168	100		168	15,435
BAS	168	100		168	15,435
BAS	1,404	100		1,404	128,995
TOTALS	1,920			1,920	176,404

242 SW TWIG CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026
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	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	2,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,000	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
6	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
8	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	300	

TOTAL OB/XF 13,500

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	23,000.00	23,000.00	23,000							

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		176,404
TOTAL MARKET OB/XF VALUE		13,500
TOTAL LAND VALUE - MARKET		23,000
TOTAL MARKET VALUE		212,904
SOH/AGL Deduction		38,137
ASSESSED VALUE		174,767
TOTAL EXEMPTION VALUE	HX HB VX VP	68,247
BASE TAXABLE VALUE		106,520
TOTAL JUST VALUE		212,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15063	M H	125	02/10/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1439/1699	6/04/2021	WD Q	Q	I	01	196,500
GRANTOR: SELLERS MARY ANN FRAZ						
GRANTEE: JUDY PAUL WALTER						
1002/2921	12/17/2003	QC Q	Q	I	01	100
GRANTOR: MARY ANN FRAZIER						
GRANTEE: MARY ANN FRAZIER &						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[ORIG=0,0] W6 W6 W14 W9 W17 S27 E52 N27 \$													
BAS=[ORIG=-12,0] N12 W14 S12 E14 \$													
BAS=[ORIG=-35,0] N12 W14 S12 E14 \$													
BAS=[ORIG=-26,0] N12 W9 S12 E9 \$													
BAS=[ORIG=-6,0] N12 W6 S12 E6 \$													