

COMM NE COR OF W1/2 OF NE1/4, RU
W 44.80 FT TO W'RLY R/W LINE OF
CONT S 87 DEG W 568.04 FT

EADIE ANTHONY WARREN JR/EADIE KRISTINA K
476 SW GODBOLD AVE
LAKE CITY, FL 32024

2026

11-4S-15-00337-006
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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 Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	11415.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	
UOP	80	25	
UOP	264	25	
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%	- 2024								
				Heated Area: 1512			HX Base Yr 2024				



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			45,869
TOTAL MARKET OB/XF VALUE			10,200
TOTAL LAND VALUE - MARKET			60,120
TOTAL MARKET VALUE			116,189
SOH/AGL Deduction			26,089
ASSESSED VALUE			90,100
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			38,699
TOTAL JUST VALUE			116,189
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			108,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1388/1722	7/11/2019	WD	Q	I	01	40,000
GRANTOR: LUCILLE V COATS						
GRANTEE: ANTHONY WARREN JR &						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/22/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W33 UOP= N12 W22 S12 E22\$ W23 S27 E32 UOP= S8 E10 N8 W10\$ E24 N27\$.	

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		1.00	UT 1,200.00	1,200.00	100	2007	2007	3	100	1,200	
2	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100			3	100	7,000	
3	0294	SHED WOOD/	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	2025	2024		100	2,000	
TOTAL OB/XF 10,200																	

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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,120							