

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	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11515.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,380	100	
TOTALS	1,380		1,380
			125,687

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
1	MANUF	1	0%	- 2026																				
Heated Area: 1380					HX Base Yr																			
<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>05/07/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>													BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/07/2026		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			
			05/07/2026		MLU																			

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		125,687
TOTAL MARKET OB/XF VALUE		7,832
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		183,519
SOH/AGL Deduction		0
ASSESSED VALUE		183,519
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		183,519
TOTAL JUST VALUE		183,519
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,727

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054821	Roof Replacement	4,700	01/13/2026
34981	M H	651	02/24/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1564/1251	3/08/2026	QC	U	I	11	100

GRANTOR: MAULDIN KELLY
GRANTEE: SHAUGHNESSY CORA

1545/1857	7/25/2025	QC	U	I	11	100
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GRANTOR: SHAUGHNESSY SHAWN
GRANTEE: MAULDIN KELLY

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	0130	CLFENCE	5	0	0	0	128.00	UT	6.50	6.50	100	2016	2016	3	100	832	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES												
250 SW QUAIL RIDGE CT, LAKE CITY												

BUILDING DIMENSIONS												
BAS= W46 S30 E46 N30\$.												

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	DPTH 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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								