

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 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	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,235	114.9000	72.39	161,792	1985	1985	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1764 HX Base Yr

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		98,792
TOTAL MARKET OB/XF VALUE		14,300
TOTAL LAND VALUE - MARKET		82,000
TOTAL MARKET VALUE		136,772
SOH/AGL Deduction		55,215
ASSESSED VALUE		81,557
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		56,557
TOTAL JUST VALUE		195,092
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,382

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,764	100		1,764	51,078
FCP	347	25		87	2,519
FEP	288	85		245	7,094
FST	225	55		124	3,590
UOP	60	25		15	434
TOTALS	2,684			2,235	64,717

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13732	REMODEL	60	03/06/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1558/688	1/02/2026	LE U		I	14	100

GRANTOR: CARVER ELVIN S (ENH L)
GRANTEE: CARBER ELVIN V (RMD)

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	1993	1993	3	100	100	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,400	
6	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
9	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	

EXTRA FEATURES		BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
689 SW JAFUS AVE, LAKE CITY					04/22/2026		MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W29 N7 W18 S7 W16 FCP= W22 S11 FST= S15 E15 N15 W15\$E15 S15 E7 N26\$ S26 E18 UOP= S12 E5 N12 W5\$ E5 FEP= S12 E24 N12 W24\$ E40 N26\$.	

LAND DESCRIPTION		TOTAL OB/XF														14,300								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	0200	C	MBL HM	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	280.00	280.00	1,680							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	60,000							

