

COMM NW COR OF NE1/4 OF SW1/4,  
 RUN S 521.78 FT, E 1334.86 FT  
 CONT E 210 FT FOR POB S 210 FT

LAW JORDAN/WENTWORTH TAYLOR  
 361 SE DEER ST  
 LAKE CITY, FL 32025

**2026**

12-4S-17-08332-074  


| BUILDING CHARACTERISTICS |                  | CONSTRUCTION   |            |
|--------------------------|------------------|----------------|------------|
| ELEMENT                  | CD               |                |            |
| Exterior Wall            | 26               | ALM SIDING 100 |            |
| Roof Structur            | 03               | GABLE/HIP 100  |            |
| Roof Cover               | 01               | MINIMUM 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                 |                  | 2 100          |            |
| Bathrooms                |                  | 2 100          |            |
| Stories                  | 1.               | 1. 100         |            |
| Architectual Units       | 01               | CONV 100       | 0 100      |
| Quality                  | 04               | 04             |            |
| DOR CODE                 | 0200 MOBILE HOME |                |            |
| MAP NUM                  |                  | MKT AREA       | 04         |
| NEIGHBORHOOD/LOC         | 12417.010 1.00/  |                |            |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE    | YEAR       |
| BAS                      | 784              | 100            |            |
| TOTALS                   | 784              |                | 784 20,629 |

| MARKET ADJUSTMENTS  |            |           |             |                           |                |      |                                  |      |      |       |        |  |
|---|------------|-----------|-------------|---------------------------|----------------|------|----------------------------------|------|------|-------|--------|--|
| TYPE  | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE            | REPL. COST NEW | AYB  | EYB                              | ECON | FNCT | NORM  | % COND |  |
| 2   | MOBILE HME | 0%        | - 2021      |                           | 51,572         | 1994 | 1994                             | 0    | 0    | 60.00 | 40.00  |  |
|   |            |           |             | Heated Area: 784          |                |      | HX Base Yr                       |      |      |       |        |  |
| <div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">56</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">56</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">14</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">14</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS</div> </div> |            |           |             |                           |                |      |                                  |      |      |       |        |  |
|   |            |           |             | 361 SE DEER ST, LAKE CITY |                |      | BLD DATE<br>XF DATE<br>INC DATE  |      |      |       |        |  |
|   |            |           |             |                           |                |      | LGL DATE<br>LAND DATE<br>AG DATE |      |      |       |        |  |
|   |            |           |             |                           |                |      | 04/29/2025 MLU                   |      |      |       |        |  |

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|---------------------------|-------------|-----|------------|-------------|---|
| VALUATION SUMMARY         |             |     |            |             |   |
| VALUATION BY              |             |     |            | STANDARD    |   |
| Tax Group: 3              |             |     |            | Tax Dist:   |   |
| BUILDING MARKET VALUE     |             |     |            | 20,629      |   |
| TOTAL MARKET OB/XF VALUE  |             |     |            | 9,832       |   |
| TOTAL LAND VALUE - MARKET |             |     |            | 11,110      |   |
| TOTAL MARKET VALUE        |             |     |            | 41,571      |   |
| SOH/AGL Deduction         |             |     |            | 5,978       |   |
| ASSESSED VALUE            |             |     |            | 35,593      |   |
| TOTAL EXEMPTION VALUE     |             |     |            | 0           |   |
| BASE TAXABLE VALUE        |             |     |            | 35,593      |   |
| TOTAL JUST VALUE          |             |     |            | 41,571      |   |
| NCON VALUE                |             |     |            | 0           |   |
| INCOME VALUE              |             |     |            |             |   |
| PREVIOUS YEAR MKT VALUE   |             |     |            | 40,586      |   |
| SALE:1:1: LOT 14          |             |     |            |             |   |
| XFOB:1:1: SUMIT MH        |             |     |            |             |   |
| PERMIT NUM                | DESCRIPTION | AMT | ISSUED     |             |   |
| 29731                     | M H         | 325 | 10/13/2011 |             |   |

| SALES DATA                   |           |           |       |       |        |            |
|------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1407/0406                    | 2/28/2020 | WD        | Q     | I     | 01     | 25,000     |
| GRANTOR: TIMOTHY J THOMAS    |           |           |       |       |        |            |
| GRANTEE: JORDAN LAW & TAYLOR |           |           |       |       |        |            |
| 1221/2580                    | 7/18/2010 | WD        | Q     | I     | 01     | 24,200     |
| GRANTOR: PATRICIA ANN CAWLEY |           |           |       |       |        |            |
| GRANTEE: TIMOTHY J THOMAS    |           |           |       |       |        |            |

| 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   | 0   | 12 | 16 | 192.00 | UT | 6.00     | 6.00           | 100       | 2011    | 2011        | 3 | 100    | 1,152           |       |
| 2              | 0060       | CARPORT F   | 0   | 0   | 20 | 24 | 480.00 | UT | 3.50     | 3.50           | 100       | 2012    | 2012        | 3 | 100    | 1,680           |       |
| 3              | 9945       | Well/Sept   | 0   | 0   | 0  | 0  | 1.00   | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |
| TOTALS         |            |             |     |     |    |    |        |    |          |                |           |         | 9,832       |   |        |                 |       |

| BUILDING NOTES |  |  |  |
|----------------|--|--|--|
|                |  |  |  |

| BUILDING DIMENSIONS     |  |  |  |
|-------------------------|--|--|--|
| BAS= W56 S14 E56 N14\$. |  |  |  |

| 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               | 0   |     | 00       | 0.00  | 0.00  | 1.01        | AC        |     | 1.00     | 1.00        | 1.00    | 11,000.00  | 11,000.00      | 11,110     |                             |      |         |      |     |    |        |  |