

30 FT STRIP LYING EAST OF LOT
14 PINEMOUNT MEADOWS & ANY
PORTION OF WEST 703.66 FT OF

MCKENZIE GEORGE H/MCKENZIE DAWN M
328 SW MAIDENHAIR WAY
LAKE CITY, FL 32024

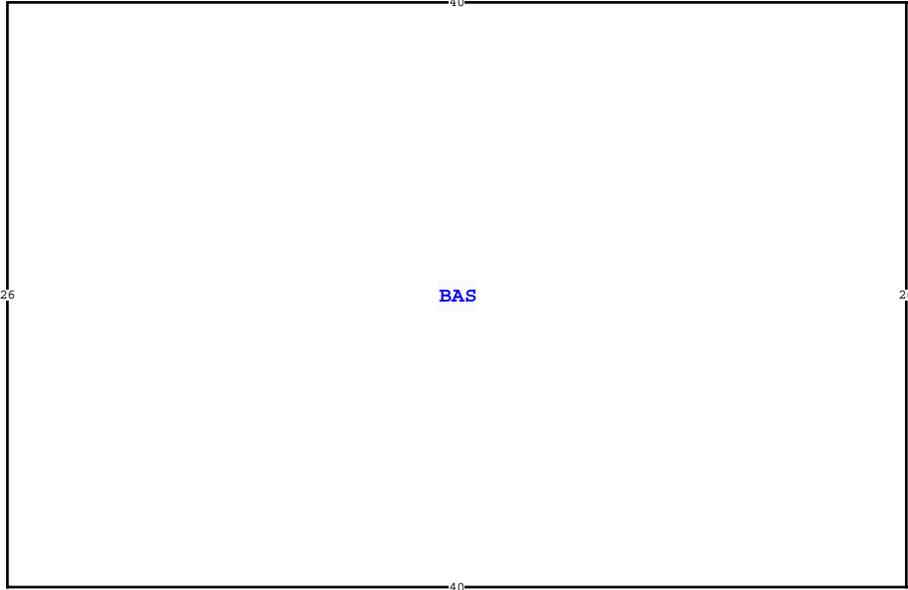
2026

14-4S-15-00363-004



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 70	
Interior Floor	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	03	FORCED AIR 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	14415.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,040	100	
TOTALS	1,040		1,040 88,889

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100% - 2020								
Heated Area: 1040						HX Base Yr 2020					



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			88,889
TOTAL MARKET OB/XF VALUE			14,800
TOTAL LAND VALUE - MARKET			129,840
TOTAL MARKET VALUE			233,529
SOH/AGL Deduction			92,553
ASSESSED VALUE			140,976
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			89,565
TOTAL JUST VALUE			233,529
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			234,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33998	M H	590	04/27/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1381/1924	4/01/2019	WD	Q	I	03	121,900
GRANTOR: MATTHEW C & NICOLE HU						
GRANTEE: GEORGE H & DAWN M M						
1312/1311	3/31/2016	WD	Q	V	03	54,100
GRANTOR: PHILIP COLON						
GRANTEE: MATTHEW C & NICOLE						

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100		3	100	7,000	
2	0030	BARN, MT	0	100	0	0		1.00	UT 4,000.00	4,000.00	100	2025	2024	100	4,000	
3	0294	SHED WOOD/	0	100	0	0		1.00	UT 3,800.00	3,800.00	100	2025	2024	100	3,800	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/16/2023	MLU

BUILDING NOTES	
BAS= W40 S26 E40 N26\$.	

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	100			0.00	0.00	11.20	AC		1.00	1.00	1.00	6,000.00	6,000.00	67,200							
2	0000	C	VAC RES	100			0.00	0.00	10.44	AC		1.00	1.00	1.00	6,000.00	6,000.00	62,640							