

COMM SW COR OF NW1/4 OF SW1/4, R
N 3 DG W 1048.43 FT FOR POB, CON
327.28 FT, N 86 DG E 1333.77 FT

ARMSTRONG WADE CHANCEY/LONG MICHELLE MARIE
618 SW MARY TERR
LAKE CITY, FL 32024

2026

14-5S-15-00459-218

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
03	03 100				
01	01 100				
05	05				
5000	IMPROVED AG				
02					
14515.030	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,062
UOP	456	25		114	3,171
TOTALS	2,076			1,734	48,233

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%	- 2016		Heated Area: 1620					HX Base Yr 2016	

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VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			48,233
TOTAL MARKET OB/XF VALUE			11,320
TOTAL LAND VALUE - MARKET			110,110
TOTAL MARKET VALUE			73,183
SOH/AGL Deduction			0
ASSESSED VALUE			73,183
TOTAL EXEMPTION VALUE	HX HB WX SX		73,183
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			169,663
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			154,648

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055202	Mobile Home		03/10/2026
000055032	Right-of-Way Acce		02/18/2026
7719	M H	60	10/22/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1559/690	1/23/2026	WD U	I	11		100
GRANTOR: ARMSTRONG DEBRA L						
GRANTEE: ARMSTRONG WADE CHAN						
1559/692	12/03/2025	WD U	I	11		100
GRANTOR: ARMSTRONG WADE CHANCE						
GRANTEE: ARMSTRONG WADE CHAN						

EXTRA FEATURES		BLD DATE		LGL DATE	
L	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0040	BARN,POLE	0 100	40	48
2	9945	Well/Sept	0 100	0	0

TOTAL OB/XF												11,320				
L	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	0040	BARN,POLE	0 100	40	48	1,920.00	UT	2.25	2.25	100	1993	1993	3	100	4,320	
2	9945	Well/Sept	0 100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S27 E22 UOP= S12 E38 N12 W38\$ E38 N27\$.	

LAND DESCRIPTION		TOTAL OB/XF																							
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	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	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							
2	6200	A	PASTURE 3	100						9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	100						9.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	99,000							