

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 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
Architactual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.060 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
TOTALS	1,620		95,399

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: 1620						HX Base Yr 2020					
384 SE CHEDDAR CT, LAKE CITY											
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE	
						04/21/2023		MLU			

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		95,399
TOTAL MARKET OB/XF VALUE		3,300
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		123,449
SOH/AGL Deduction		49,447
ASSESSED VALUE		74,002
TOTAL EXEMPTION VALUE	HX HB	49,002
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		123,449
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		123,449

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22255	M H	286	08/30/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1381/1287	3/29/2019	WD	U	I	12	60,500
GRANTOR: FRIER FINANCE INC						
GRANTEE: LORIE K & JOSHUA K						
1228/0402	1/17/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT (REBEC						
GRANTEE: FRIER FINANCE INC						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	100	0	0			0.00	100	2013
2	9947	Septic	0	100	0	0			3,000.00	100	2013

Q	% COND	OB/XF MKT VALUE	NOTES
3	100	300	
3	100	3,000	
TOTAL OB/XF 3,300			

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W60 S27 E60 N27\$.											

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							