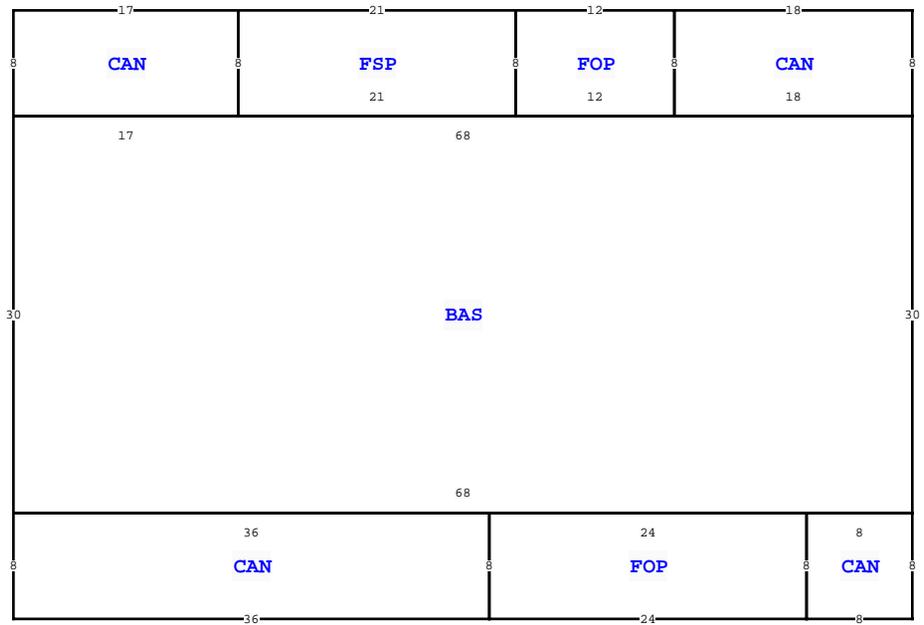


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31 VINYL SID 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 90
Interior Floo	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2 100
Stories	1. 1. 100
Architectual	01 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	2,397	113.9000	109.34	262,088	2005	2005	0	0	45.00	55.00	
1 MANUF 1 0% - 2026 Heated Area: 2040 HX Base Yr												



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	122,680
CAN	64	30		19	1,142
CAN	136	30		41	2,466
CAN	144	30		43	2,586
CAN	288	30		86	5,172
FOP	96	35		34	2,045
FOP	192	35		67	4,029
FSP	168	40		67	4,029
TOTALS	3,128			2,397	144,148

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		144,148
TOTAL MARKET OB/XF VALUE		7,332
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		173,980
SOH/AGL Deduction		0
ASSESSED VALUE		173,980
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		173,980
TOTAL JUST VALUE		173,980
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23188	M H	322	05/24/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1549/1372	9/12/2025	PB	U	I	18	0

GRANTOR: CLERK OF COURT (AKERS)
GRANTEE: AKERS BRANDON
1323/0111 9/29/2016 WD Q I 01 90,000
GRANTOR: REX A & ELSIE LORENE
GRANTEE: WILLIAM EDWARD & DE

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 24 12	288.00	UT	14.00	14.00	100	0	0	3	100	4,032	
2	0252	LEAN-TO W/	0	0 10 12	120.00	UT	2.50	2.50	100	0	0	3	100	300	
3	9947	Septic	0	0 0 0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

256 SE VALERIE CT, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/21/2023
										INC DATE		AG DATE	

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W68 CAN= N8 E17 FSP= E21 FOP= E12 CAN= E18 S8 W18N8\$ S8 W12 N8\$ S8 W21 N8\$ S8 W17\$ S30 CAN= S8 E36 FOP= E24 CAN= E8 N8 W8 S8\$ N8 W24 S8 \$ N8 W36\$ E68 N30\$.												

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	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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500								