

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	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	02
NEIGHBORHOOD/LOC	15516.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
TOTALS	784		20,679

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0%	2023		Heated Area: 784					HX Base Yr			

BAS

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		20,679
TOTAL MARKET OB/XF VALUE		9,150
TOTAL LAND VALUE - MARKET		18,900
TOTAL MARKET VALUE		48,729
SOH/AGL Deduction		2,343
ASSESSED VALUE		46,386
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		46,386
TOTAL JUST VALUE		48,729
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		44,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1461/207	3/03/2022	QC	U	I	11	100
GRANTOR: CAREY JULIUS B						
GRANTEE: REGISTER CINDY						
0584/0114	2/01/1986	WD	Q	V	01	8,000
GRANTOR:						
GRANTEE:						

EXTRA FEATURES		251 SW GULL DR, LAKE CITY															
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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
5	0161	3-STRAND B	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

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	0102	C	SFR/MH	0			0.00	0.00	1.05	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,900							