

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	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	1,196	100	
TOTALS	1,196		103,469

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%	- 2022	Heated Area: 1196			HX Base Yr 2022				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>23 52 23</p> <p>BAS</p> <p>52</p> </div>												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/07/2025 MLU						

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		103,469
TOTAL MARKET OB/XF VALUE		10,880
TOTAL LAND VALUE - MARKET		14,980
TOTAL MARKET VALUE		129,329
SOH/AGL Deduction		31,713
ASSESSED VALUE		97,616
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		46,205
TOTAL JUST VALUE		129,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044757	Roof Replacement	6,750	06/22/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1454/208	11/26/2021	WD	Q	I	01	123,000
GRANTOR: ROWLAND JIMMY						
GRANTEE: BRITT CHARLENE						
1113/2522	2/28/2007	WD	Q	V	04	7,000
GRANTOR: BONA FIRMA CORP						
GRANTEE: JIMMY & LORI ROWLAN						

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	0296	SHED METAL	0	100	12	20		240.00	UT	2007	2007	3	100	2,880			
2	0080	DECKING	0	100	0	0		1.00	UT	1,000.00	1,000.00	100	2022	2021	100	1,000	
3	9945	Well/Sept	0	100	0	0		1.00	UT	7,000.00	7,000.00	100			3	100	7,000
TOTALS													10,880				

BUILDING NOTES												
197 SW WHEAT PL, LAKE CITY												

BUILDING DIMENSIONS												
BAS= W52 S23 E52 N23\$.												

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	100			0.00	0.00	1.07	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,980								