

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 Floor	14	CARPET	90
Interior Floor	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
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0202 MOBILE HOME/M HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	15516.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,980	100	
UOP	240	25	
TOTALS	2,220		
TOTALS		2,040	120,133

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100%	- 2025	Heated Area: 1980			HX Base Yr 2025				
BLD DATE		LGL DATE		05/08/2026	MLU							
XF DATE		LAND DATE										
INC DATE		AG DATE										

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		148,891
TOTAL MARKET OB/XF VALUE		12,400
TOTAL LAND VALUE - MARKET		18,000
TOTAL MARKET VALUE		179,291
SOH/AGL Deduction		44
ASSESSED VALUE		179,247
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,836
TOTAL JUST VALUE		179,291
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,291

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31997	M H	500	04/25/2014
30043	M H	537	03/30/2012
17793	M H	125	01/03/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1564/1821	4/01/2026	QC	U	I	11	44,500
GRANTOR: NICHOLS JAY AKA JAMIE						
GRANTEE: LANDMART & ASSOCIAT						
1290/1324	3/05/2015	QC	U	I	11	100
GRANTOR: SAMANTHA C WARNER						
GRANTEE: JAY (JAMIE) D NICHOL						

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	100	0	0	0	0	0.00	100	2008	2008	3	100	200	
2	0190	FPLC PF	0	100	0	0	0	0	1,200.00	100	2012	2012	3	100	1,200	
3	9945	Well/Sept	0	100	0	0	0	0	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	0	0	0.00	100	2019	2019	3	100	1,500	
5	0296	SHED METAL	0	100	0	0	0	0	0.00	100	2019	2019	3	100	2,500	
TOTALS													12,400			

BUILDING NOTES												
277 SW KESTREL WAY, LAKE CITY												

BUILDING DIMENSIONS												
BAS= W34 UOP= N10 W24 S10 E24\$ W32 S30 E66 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	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			0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000								

