

LOT 45, FIVE POINTS ACRES S/D.
369-436, 414-138, 456-685, WD 10

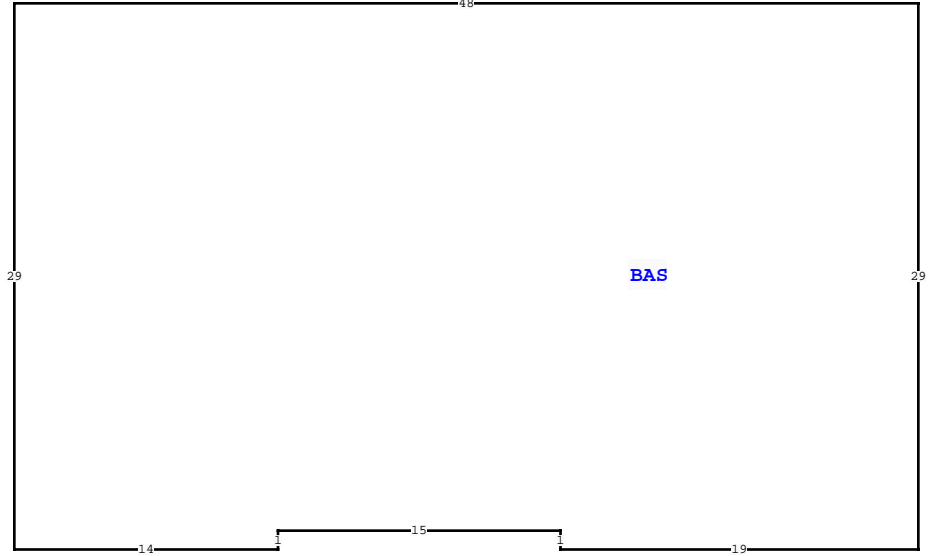
REDDICK KENNETH EUGENE JR
262 SW FREEMAN GLN
LAKE CITY, FL 32024

2026

17-3S-17-04967-045
VALUATION SUMMARY

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
05	AVERAGE 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
04	PLYWOOD 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	1. 100		
01	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
03	03				
0200	MOBILE HOME				
	MAP NUM		MKT AREA 07		
	NEIGHBORHOOD/LOC	17317.010	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,377	100		1,377	33,880
TOTALS	1,377			1,377	33,880

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 2011									
			Heated Area: 1377				HX Base Yr 2011				



VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		33,880
TOTAL MARKET OB/XF VALUE		8,800
TOTAL LAND VALUE - MARKET		12,750
TOTAL MARKET VALUE		55,430
SOH/AGL Deduction		29,295
ASSESSED VALUE		26,135
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		1,135
TOTAL JUST VALUE		55,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1078/0090	3/20/2006	WD	Q	I		32,000
GRANTOR: WILLIAM J PASCHALL						
GRANTEE: KENNETH EUGENE REDD						

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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	200	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	200	
5	0070	CARPORT UF	0	100	0	0	UT	0.00	0.00	100	2015	2015	3	100	200	
TOTALS															8,800	

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		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,750							