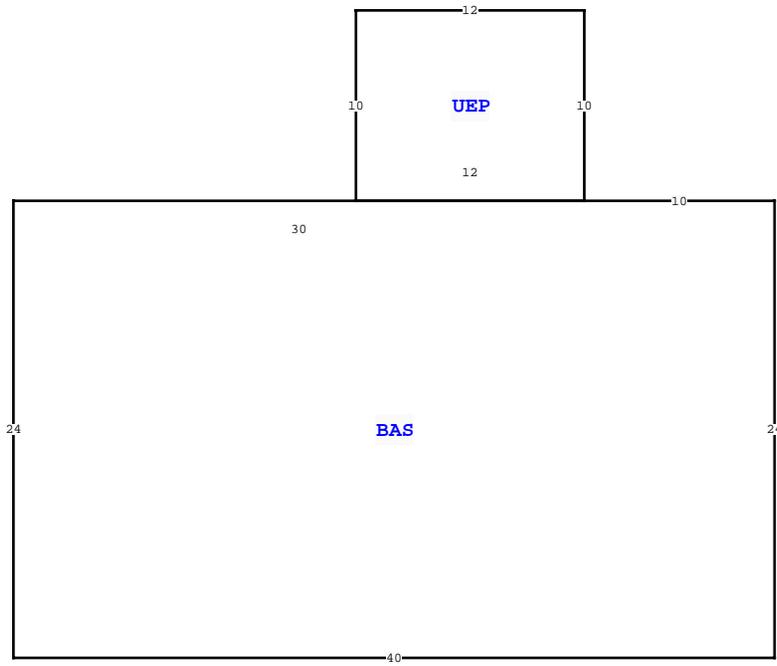


BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	05 AVERAGE 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floor	14 CARPET 90				
Interior Floor	08 SHT VINYL 10				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	2 100				
Bathrooms	2 100				
Stories	1. 1. 100				
Architectural	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 07				
NEIGHBORHOOD/LOC	17317.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	27,072
UEP	120	70		84	2,369
TOTALS	1,080			1,044	29,441

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% - 2002		70.50	73,602	1992	1992	0	0	60.00	40.00	Heated Area: 960 HX Base Yr 2002	



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		29,441
TOTAL MARKET OB/XF VALUE		12,160
TOTAL LAND VALUE - MARKET		12,500
TOTAL MARKET VALUE		54,101
SOH/AGL Deduction		25,500
ASSESSED VALUE		28,601
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		3,601
TOTAL JUST VALUE		54,101
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		48,198

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0929/1752	6/21/2001	WD	Q	I		42,000
GRANTOR: G MUSSELWHITE						
GRANTEE: RAYMOND REEVES						
0821/2203	5/13/1996	WD	U	V	35	18,000
GRANTOR: ROETTGER						
GRANTEE: MUSSELWHITE						

EXTRA FEATURES		246 NE CLARA GLN, 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	0296	SHED METAL	0	100	8	10	UT	5.00	5.00	100	1997	1997	3	100	400	
2	0040	BARN, POLE	0	100	20	20	UT	2.00	2.00	100	1997	1997	3	100	560	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	100	0	0	UT	0.00	0.00	100	2010	2010	3	100	200	
5	9946	Well	0	100	0	0	UT	4,000.00	4,000.00	100			3	100	4,000	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/12/2026	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W10 UEP= N10 W12 S10 E12\$ W30 S24 E40 N24\$.													

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	1.00	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,500							