

ELEMENT		CD	BUILDING CHARACTERISTICS CONSTRUCTION		
Exterior Wall	03	BELOW AVG.	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	04	PLYWOOD	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		
Architectural	01	CONV	100		
Units		0	100		
Condition Adj	01	01	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
DOR CODE	0200 MOBILE HOME				
MAP NUM		MKT AREA	07		
NEIGHBORHOOD/LOC	17317.040 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	144	100		144	1,292
BAS	1,288	100		1,288	11,556
FSP	180	40		72	646
UOP	322	25		80	718
TOTALS	1,934			1,584	14,212

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	MOBILE HME	100%	- 2024									
				Heated Area: 1432				HX Base Yr 2024				

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		14,212
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		29,600
TOTAL MARKET VALUE		50,812
SOH/AGL Deduction		0
ASSESSED VALUE		50,812
TOTAL EXEMPTION VALUE	HX HB	25,812
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		50,812
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/2135	7/28/2023	WD	Q	I	01	58,000
GRANTOR: PERRY BRUCE						
GRANTEE: SHEPPARD NIAYAH						
1491/592	5/23/2023	WD	U	I	37	42,000
GRANTOR: VALERINO KRISTINE J						
GRANTEE: PERRY BRUCE						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/21/2023	MLU

BUILDING NOTES	
299 NE NIKITA PL, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W44 S23 E29 FSP= S10 E18 N10 W18\$ E27 UOP= E14 N23W14 S23\$ N23 BAS= N12 W12 S12E12\$ W12\$.	

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100		3	100	7,000	

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	2.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	29,600								