

LOT 3 BLOCK A LOTTIE FARMS S/D.  
715-809, 941-2081, 964-520, WD 1

WETHINGTON JEFFREY S/WETHINGTON KRISTINA  
270 SW LOTTIE CT  
LAKE CITY, FL 32024

**2026**

18-4S-16-03055-103  
18-4S-16-03055-103

| BUILDING CHARACTERISTICS |                   |             |      |              |                      |
|--------------------------|-------------------|-------------|------|--------------|----------------------|
| 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           | 14 CARPET 90      |             |      |              |                      |
| Interior Floor           | 08 SHT VINYL 10   |             |      |              |                      |
| Air Condition            | 03 CENTRAL 100    |             |      |              |                      |
| Heating Type             | 04 AIR DUCTED 100 |             |      |              |                      |
| Bedrooms                 | 4 100             |             |      |              |                      |
| 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                 | 0200 MOBILE HOME  |             |      |              |                      |
| MAP NUM                  | MKT AREA 01       |             |      |              |                      |
| NEIGHBORHOOD/LOC         | 18416.010 1.00/   |             |      |              |                      |
| AREA TYPE                | TOTAL GROSS AREA  | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS                      | 2,052             | 100         |      | 2,052        | 122,961              |
| TOTALS                   | 2,052             |             |      | 2,052        | 122,961              |

| 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%        | 2004           |                 |     |     |      |      |      |        |  |
| Heated Area: 2052  |       |           |             |                | HX Base Yr 2004 |     |     |      |      |      |        |  |
|                    |       |           |             |                |                 |     |     |      |      |      |        |  |

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|---------------------------|-----------|-------------|---|
| VALUATION SUMMARY         |           |             |   |
| VALUATION BY              |           | STANDARD    |   |
| Tax Group: 3              | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |           | 122,961     |   |
| TOTAL MARKET OB/XF VALUE  |           | 23,019      |   |
| TOTAL LAND VALUE - MARKET |           | 50,000      |   |
| TOTAL MARKET VALUE        |           | 195,980     |   |
| SOH/AGL Deduction         |           | 91,006      |   |
| ASSESSED VALUE            |           | 104,974     |   |
| TOTAL EXEMPTION VALUE     | HX HB     | 51,411      |   |
| BASE TAXABLE VALUE        |           | 53,563      |   |
| TOTAL JUST VALUE          |           | 195,980     |   |
| NCON VALUE                |           | 0           |   |
| INCOME VALUE              |           |             |   |
| PREVIOUS YEAR MKT VALUE   |           | 195,980     |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
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| SALES DATA                     |           |           |       |       |        |            |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1472/799                       | 7/25/2022 | WD        | U     | I     | 11     | 100        |
| GRANTOR: WETHINGTON JEFFERY AK |           |           |       |       |        |            |
| GRANTEE: WETHINGTON JEFFREY    |           |           |       |       |        |            |
| 0964/0520                      | 9/24/2002 | WD        | Q     | V     |        | 26,500     |
| GRANTOR: WESTRIDGE INC         |           |           |       |       |        |            |
| GRANTEE: JEFFERY & KRISTINA    |           |           |       |       |        |            |

| 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              | 0166       | CONC, PAVMT | 0   | 100 | 26 | 30 | 780.00 | UT | 2.50     | 2.50           | 50        | 2006    | 2006        | 3 | 50     | 975             |       |
| 2              | 0060       | CARPORT F   | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 2014    | 2014        | 3 | 100    | 1,400           |       |
| 3              | 9945       | Well/Sept   | 0   | 100 | 0  | 0  | 1.00   | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |
| 4              | 0296       | SHED METAL  | 0   | 100 | 12 | 24 | 288.00 | UT | 9.00     | 9.00           | 75        | 2014    | 2014        | 3 | 75     | 1,944           |       |
| 5              | 0080       | DECKING     | 0   | 100 | 0  | 0  | 1.00   | UT | 400.00   | 400.00         | 75        | 2014    | 2014        | 3 | 75     | 300             |       |
| 6              | 0261       | PRCH, UOP   | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 2014    | 2014        | 3 | 100    | 200             |       |
| 7              | 0296       | SHED METAL  | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 2019    | 2019        | 3 | 100    | 2,000           |       |
| 8              | 0252       | LEAN-TO W/  | 0   | 100 | 0  | 0  | 1.00   | UT | 0.00     | 0.00           | 100       | 2019    | 2019        | 3 | 100    | 800             |       |
| 9              | 0252       | LEAN-TO W/  | 0   | 100 | 0  | 0  | 1.00   | UT | 1,200.00 | 1,200.00       | 100       | 2025    | 2024        |   | 100    | 1,200           |       |
| 10             | 0252       | LEAN-TO W/  | 0   | 100 | 0  | 0  | 1.00   | UT | 1,200.00 | 1,200.00       | 100       | 2025    | 2024        |   | 100    | 1,200           |       |

|                             |  |  |  |  |  |  |  |  |  |  |  |  |          |  |           |            |     |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|--|----------|--|-----------|------------|-----|
| 270 SW LOTTIE CT, LAKE CITY |  |  |  |  |  |  |  |  |  |  |  |  | BLD DATE |  | LGL DATE  |            |     |
|                             |  |  |  |  |  |  |  |  |  |  |  |  | XF DATE  |  | LAND DATE | 04/07/2025 | MLU |
|                             |  |  |  |  |  |  |  |  |  |  |  |  | INC DATE |  | AG DATE   |            |     |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS     |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W76 S27 E76 N27\$. |  |  |  |  |  |  |  |  |  |  |  |  |

| 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        | LT        |     | 1.00     | 1.00        | 1.00    | 50,000.00  | 50,000.00      | 50,000     |                             |      |         |      |     |    |        |  |

