

E1/2 OF NE1/4 OF SE1/4 OF NW1/4  
 AS: BEG NE COR OF S1/2 OF NW1/4,  
 TO N LINE OF A 50 FT RD, W 343.4

THOMAS SHEILA C/THOMAS CYNTHIA J  
 347 SW GENT GLN  
 LAKE CITY, FL 32024

2026

18-4S-16-03059-001



| BUILDING CHARACTERISTICS |                         | CONSTRUCTION |        |
|--------------------------|-------------------------|--------------|--------|
| ELEMENT                  | CD                      |              |        |
| Exterior Wall            | 31                      | VINYL SID    | 100    |
| Roof Structur            | 03                      | GABLE/HIP    | 100    |
| Roof Cover               | 12                      | MODULAR MT   | 100    |
| Interior Wall            | 04                      | PLYWOOD      | 100    |
| Interior Floo            | 08                      | SHT VINYL    | 100    |
| Air Condition            | 03                      | CENTRAL      | 100    |
| Heating Type             | 04                      | AIR DUCTED   | 100    |
| Bedrooms                 |                         | 2            | 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                  | 03                      | 03           |        |
| DOR CODE                 | 0202 MOBILE HOME/M HOME |              |        |
| MAP NUM                  |                         | MKT AREA     | 01     |
| NEIGHBORHOOD/LOC         | 18416.00 1.00/          |              |        |
| AREA TYPE                | TOTAL GROSS AREA        | PCT OF BASE  | YEAR   |
| BAS                      | 924                     | 100          |        |
| TOTALS                   | 924                     |              | 22,553 |

| MARKET ADJUSTMENTS |            |           |             |                  |                |      |                 |      |      |       |        |
|--------------------|------------|-----------|-------------|------------------|----------------|------|-----------------|------|------|-------|--------|
| TYPE               | MDL        | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE   | REPL. COST NEW | AYB  | EYB             | ECON | FNCT | NORM  | % COND |
| 1                  | MOBILE HME | 0%        | - 2007      |                  | 56,382         | 1995 | 1995            | 0    | 0    | 60.00 | 40.00  |
|                    |            |           |             | Heated Area: 924 |                |      | HX Base Yr 2007 |      |      |       |        |



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|---------------------------|--|-----------------|---|
| VALUATION SUMMARY         |  |                 |   |
| VALUATION BY              |  | STANDARD        |   |
| Tax Group: 3              |  | Tax Dist:       |   |
| BUILDING MARKET VALUE     |  | 141,057         |   |
| TOTAL MARKET OB/XF VALUE  |  | 13,610          |   |
| TOTAL LAND VALUE - MARKET |  | 60,000          |   |
| TOTAL MARKET VALUE        |  | 214,667         |   |
| SOH/AGL Deduction         |  | 110,888         |   |
| ASSESSED VALUE            |  | 103,779         |   |
| TOTAL EXEMPTION VALUE     |  | HX HB SX 83,317 |   |
| BASE TAXABLE VALUE        |  | 20,462          |   |
| TOTAL JUST VALUE          |  | 214,667         |   |
| NCON VALUE                |  | 0               |   |
| INCOME VALUE              |  |                 |   |
| PREVIOUS YEAR MKT VALUE   |  | 209,667         |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 24081      | M H         | 439 | 01/26/2006 |
| 19828      | M H         | 125 | 08/08/2002 |
| 14280      | M H         | 125 | 07/16/1998 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1512/2264                      | 4/01/2024  | QC        | U   | I   | 11     | 100        |
| GRANTOR: HENRY REBECCA         |            |           |     |     |        |            |
| GRANTEE: THOMAS SHEILA C       |            |           |     |     |        |            |
| 0999/2663                      | 10/28/2003 | WD        | Q   | I   |        | 54,000     |
| GRANTOR: SEAN M & ANNA CHRISTI |            |           |     |     |        |            |
| GRANTEE: CYNTHIA & SHEILA TH   |            |           |     |     |        |            |

| 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              | 0296       | SHED METAL  | 0       | 100 24 12 | 288.00 | UT | 7.00     | 7.00           | 60        | 1993    | 1993        | 3 | 60     | 1,210           |       |
| 2              | 0190       | FPLC PF     | 0       | 100 0 0   | 1.00   | UT | 1,200.00 | 1,200.00       | 100       | 2006    | 2006        | 3 | 100    | 1,200           |       |
| 3              | 0252       | LEAN-TO W/  | 0       | 100 0 0   | 1.00   | UT | 0.00     | 0.00           | 100       | 2014    | 2014        | 3 | 100    | 100             |       |
| 4              | 9945       | Well/Sept   | 0       | 0 0 0     | 1.00   | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |
| 5              | 0296       | SHED METAL  | 0       | 100 0 0   | 1.00   | UT | 0.00     | 0.00           | 100       | 2014    | 2014        | 3 | 100    | 300             |       |
| 6              | 9947       | Septic      | 0       | 100 0 0   | 1.00   | UT | 3,000.00 | 3,000.00       | 100       |         |             | 3 | 100    | 3,000           |       |
| 7              | 0080       | DECKING     | 0       | 100 0 0   | 1.00   | UT | 0.00     | 0.00           | 100       | 2014    | 2014        | 3 | 100    | 300             |       |
| 8              | 0294       | SHED WOOD/  | 0       | 100 0 0   | 1.00   | UT | 0.00     | 0.00           | 100       | 2019    | 2019        | 3 | 100    | 500             |       |

| BLD DATE |          | LGL DATE   |         |
|----------|----------|------------|---------|
| XF DATE  | INC DATE | LAND DATE  | AG DATE |
|          |          | 04/22/2026 | MLU     |

| BUILDING NOTES          |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W66 S14 E66 N14\$. |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS     |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W66 S14 E66 N14\$. |  |  |  |  |  |  |  |  |  |  |  |

| 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  | 4.00        | AC        |     | 1.00        | 1.00   | 1.00    | 12,000.00  | 12,000.00      | 48,000     |                             |      |         |      |     |    |        |
| 2                | 0200     | C   | MBL HM               | 0   |     | 00       | 0.00  | 0.00  | 1.00        | AC        |     | 1.00        | 1.00   | 1.00    | 12,000.00  | 12,000.00      | 12,000     |                             |      |         |      |     |    |        |

