

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	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		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual Units	01	CONV	100 0 100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21516.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,280	100	
TOTALS	2,280		2,280 151,528

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	50%	2015								
Heated Area: 2280					HX Base Yr 2015							
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 0; right: 0; border-bottom: 1px solid black;">76</div> <div style="position: absolute; bottom: 0; left: 0; right: 0; border-top: 1px solid black;">76</div> <div style="position: absolute; left: 0; top: 0; bottom: 0; border-right: 1px solid black;">30</div> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black;">30</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); color: blue;">BAS</div> </div>												
1475 SW SEBASTIAN CIR, LAKE CITY												
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		05/07/2026 MLU

VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			151,528
TOTAL MARKET OB/XF VALUE			36,600
TOTAL LAND VALUE - MARKET			50,000
TOTAL MARKET VALUE			238,128
SOH/AGL Deduction			62,545
ASSESSED VALUE			175,583
TOTAL EXEMPTION VALUE	HA HAB		51,411
BASE TAXABLE VALUE			124,172
TOTAL JUST VALUE			238,128
NCON VALUE			27,400
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			210,664

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051150	Roof Replacement	11,000	10/18/2024
30675	M H	607	12/19/2012
14710	M H	125	11/09/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1246/0523	12/12/2012	WD	Q	I	01	22,000
GRANTOR: RONDA LOU HALL						
GRANTEE: JUSTIN & CHELSEA RO						
1230/2290	3/02/2012	WD	Q	I	01	15,000
GRANTOR: BETTY LOU PRATHER						
GRANTEE: RONDA LOU HALL						

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	50	0	0	1.00	UT	1,200.00	1,200.00	100	2014	2014	3	100	1,200	
2	0294	SHED WOOD/	0	50	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
3	9945	Well/Sept	0	50	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0081	DECKING WI	0	50	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	700.00	700.00	100	2026	2025		100	700	
6	0262	PRCH,FOP	0	100	0	0	1.00	UT	4,700.00	4,700.00	100	2026	2025		100	4,700	
7	0030	BARN,MT	0	100	0	0	1.00	UT	22,000.00	22,000.00	100	2026	2025		100	22,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W76 S30 E76 N30\$.	

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	50		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000								