

LOT 13 BLOCK A SOUTHERN HILLS S/
770-1652, 791-633, 818-1314, 818

LONG BRADFORD ALLEN/LONG TABITHA SUSANNA
951 SW SEBASTIAN CIR
LAKE CITY, FL 32024-5134

2026

21-5S-16-03671-013
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	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
Architctual	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	02
NEIGHBORHOOD/LOC	21516.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		20,602

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	100%	- 2014		55.74	51,504	1993	1993	0	0	60.00
				Heated Area: 924			HX Base Yr 2014				

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		20,602
TOTAL MARKET OB/XF VALUE		10,550
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		81,152
SOH/AGL Deduction		44,836
ASSESSED VALUE		36,316
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		6,316
TOTAL JUST VALUE		81,152
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055170	Mobile Home		03/05/2026
000055035	Right-of-Way Acce		02/18/2026
23779	M H	493	10/26/2005
12674	RECONNECT	50	06/17/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1560/1325	2/09/2026	WD	U	I	11	100
GRANTOR: MULLENS DOTTIE D						
GRANTEE: LONG BRADFORD ALLEN						
1027/1007	10/05/2004	QC	Q	I	01	100
GRANTOR: FAIGNANT & PENDLEY						
GRANTEE: MULLENS						

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	0070	CARPORT UF	0	100	0	0			0.00	100	2011	2011	3	100	300	
2	0261	PRCH, UOP	0	100	0	0			0.00	100	2011	2011	3	100	50	
3	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	100	0	0			0.00	100	2014	2014	3	100	100	
5	9947	Septic	0	0	0	0			3,000.00	100			3	100	3,000	
6	0261	PRCH, UOP	0	100	0	0			0.00	100	2014	2014	3	100	100	
TOTALS															10,550	

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							