

COMM NE COR OF SEC, W 945.56 FT  
SR-47, CONT W 667.46 FT FOR POB,  
FT, SW 497.79 FT TO N R/W OS SW

HACKETT VERLUS DEAN/HACKETT LYNN L  
137 NW SLAPPY DR  
LAKE CITY, FL 32055

**2026**

21-6S-16-03900-003  
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                |                  | 1            | 100    |
| Stories                  | 1.               | 1.           | 100    |
| Architectual             | 01               | CONV         | 100    |
| Units                    |                  | 0            | 100    |
| Condition Adj            | 01               | 01           | 100    |
| Quality                  | 02               | 02           |        |
| DOR CODE                 | 0200 MOBILE HOME |              |        |
| MAP NUM                  |                  | MKT AREA     | 02     |
| NEIGHBORHOOD/LOC         | 21616.00 1.00/   |              |        |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR   |
| BAS                      | 644              | 100          |        |
| TOTALS                   | 644              |              | 10,031 |

| MARKET ADJUSTMENTS                 |     |           |                  |                |                |          |            |           |      |         |        |                |  |
|------------------------------------|-----|-----------|------------------|----------------|----------------|----------|------------|-----------|------|---------|--------|----------------|--|
| TYPE                               | MDL | EFF. AREA | TOT ADJ PTS      | EFF. BASE RATE | REPL. COST NEW | AYB      | EYB        | ECON      | FNCT | NORM    | % COND |                |  |
| 0800                               | 02  | 644       | 61.8120          | 38.94          | 25,077         | 1990     | 1990       | 0         | 0    | 60.00   | 40.00  |                |  |
| 2 MOBILE HME                       |     | 0% - 0    | Heated Area: 644 |                |                |          | HX Base Yr |           |      |         |        |                |  |
|                                    |     |           |                  |                |                |          |            |           |      |         |        |                |  |
| 4775 SW ELIM CHURCH RD, FORT WHITE |     |           |                  |                |                |          |            |           |      |         |        |                |  |
| 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     |           | 10,031   |
| TOTAL MARKET OB/XF VALUE  |           | 53,920   |
| TOTAL LAND VALUE - MARKET |           | 124,936  |
| TOTAL MARKET VALUE        |           | 188,887  |
| SOH/AGL Deduction         |           | 20,902   |
| ASSESSED VALUE            |           | 167,985  |
| TOTAL EXEMPTION VALUE     |           | 0        |
| BASE TAXABLE VALUE        |           | 167,985  |
| TOTAL JUST VALUE          |           | 188,887  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 152,714  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 36480      | RECONNECT   | 0   | 03/21/2018 |
| 36481      | PUMP/UTPOL  | 50  | 03/21/2018 |

| SALES DATA                   |           |           |     |     |        |            |
|------------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number            | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1340/2737                    | 7/17/2017 | WD        | Q   | V   | 03     | 4,000      |
| GRANTOR: DANA M OSER         |           |           |     |     |        |            |
| GRANTEE: VERLUS DEAN HACKETT |           |           |     |     |        |            |
| 1335/0462                    | 4/19/2017 | WD        | Q   | I   | 01     | 56,000     |
| GRANTOR: DANA M OSER         |           |           |     |     |        |            |
| GRANTEE: VERLUS DEAN HACKETT |           |           |     |     |        |            |

| 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              | 0285       | SALVAGE     | 0       | 0 | 0  | 1.00  | UT | 0.00     | 0.00           | 100       | 2016    | 2016        | 3 | 100    | 2,000           |       |
| 2              | 0040       | BARN, POLE  | 0       | 0 | 88 | 102   | UT | 5.00     | 5.00           | 75        | 2016    | 2016        | 3 | 75     | 33,660          |       |
| 3              | 9910       | RV SITE/RE  | 0       | 0 | 0  | 1.00  | UT | 2,000.00 | 2,000.00       | 100       | 2016    | 2016        | 3 | 100    | 2,875           |       |
| 4              | 9945       | Well/Sept   | 0       | 0 | 0  | 1.00  | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |       |
| 5              | 0259       | MHP HOOKUP  | 0       | 0 | 0  | 1.00  | UT | 0.00     | 0.00           | 100       | 2016    | 2016        | 3 | 100    | 8,385           |       |

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

| BUILDING DIMENSIONS     |  |
|-------------------------|--|
| BAS= W46 S14 E46 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               | 0   |     | A-1      | 0.00  | 0.00  | 20.00       | AC        |     | 1.00     | 1.00   | 0.80        | 7,000.00   | 5,600.00       | 112,000    |                             |      |         |      |     |    |        |
| 2                | 9900     | C   | AC NON-AG            | 0   |     | A-1      | 0.00  | 0.00  | 2.31        | AC        |     | 1.00     | 1.00   | 0.80        | 7,000.00   | 5,600.00       | 12,936     |                             |      |         |      |     |    |        |