

(AKA PART OF LOT 1, LEON MCCALL' DESC AS): COMM SW COR OF SEC, RU NW 238.59 FT FOR POB, CONT NW 12

RAGAN DYLAN
113 NW PINELLAS CT
LAKE CITY, FL 32055

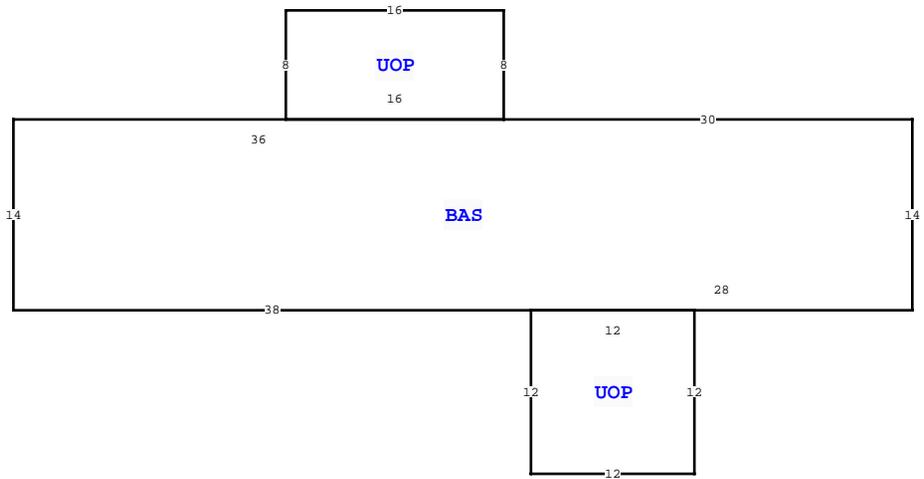
2026

22-3S-16-02264-002



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectural	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	06
NEIGHBORHOOD/LOC	22316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
UOP	128	25	
UOP	144	25	
TOTALS	1,196		992

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100%	2023								
				Heated Area: 924							
					HX Base Yr 2023						



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			19,237
TOTAL MARKET OB/XF VALUE			10,540
TOTAL LAND VALUE - MARKET			14,400
TOTAL MARKET VALUE			44,177
SOH/AGL Deduction			1,762
ASSESSED VALUE			42,415
TOTAL EXEMPTION VALUE	HX HB	25,000	
BASE TAXABLE VALUE			17,415
TOTAL JUST VALUE			44,177
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			44,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/2710	12/28/2022	QC	U	I	11	100
GRANTOR: HUGHES LEIGH						
GRANTEE: RAGAN DYLAN						
1481/2708	12/28/2022	QC	U	I	11	100
GRANTOR: BRYANT ERIC						
GRANTEE: RAGAN DYLAN						

EXTRA FEATURES		113 NW PINELLAS CT, LAKE CITY														
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	8	10			5.00	50	1993	1993	3	50	200	
2	0294	SHED WOOD/	0	100	8	10			7.50	40	1993	1993	3	40	240	
3	9945	Well/Sept	0	100	0	0			7,000.00	100			3	100	7,000	
4	0252	LEAN-TO W/	0	100	0	0			0.00	100	2008	2008	3	100	100	
5	9947	Septic	0	100	0	0			3,000.00	100			3	100	3,000	

LAND DESCRIPTION		TOTAL OB/XF 10,540																						
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	0102	C	SFR/MH	100		RSF/MH	0.00	0.00	0.80	AC		1.00	1.00	1.20	15,000.00	18,000.00	14,400							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W30 UOP= N8 W16 S8 E16\$ W36 S14 E38 UOP= S12 E12 N12 W12\$ E28 N14\$.	