

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
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	22416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,404	100	
TOTALS	1,404		1,404
			84,131

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	0%	- 2023							
Heated Area: 1404						HX Base Yr					
BLD DATE		LGL DATE									
XF DATE		LAND DATE	04/21/2023	MLU							
INC DATE		AG DATE									

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		84,131
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		114,731
SOH/AGL Deduction		0
ASSESSED VALUE		114,731
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		114,731
TOTAL JUST VALUE		114,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,279

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054401	Roof Replacement	5,000	11/04/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1569/1435	5/08/2026	WD U	I	I	11	100
GRANTOR: F&P PROPERTIES LLC						
GRANTEE: CHRISTENSEN FAMILY						
1465/1749	4/27/2022	WD Q	I	I	01	140,000
GRANTOR: ATTMORE MARYELLEN						
GRANTEE: F&P PROPERTIES LLC						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	50
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100
4	0070	CARPORT UF	0	0	0	0	1.00	UT	800.00	800.00	100
TOTALS											
395 SW BUCHANAN DR, LAKE CITY											
TOTAL OB/XF 8,100											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W52 S27 E52 N27\$.											

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							