

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	08	SHT VINYL	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	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	1,560	100	
TOTALS	1,560		1,560 111,996

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	1	100%	- 2026	Heated Area: 1560		HX Base Yr 2026				

BAS

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		111,996
TOTAL MARKET OB/XF VALUE		16,296
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		150,792
SOH/AGL Deduction		46,014
ASSESSED VALUE		104,778
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		48,367
TOTAL JUST VALUE		150,792
NCON VALUE		4,500
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23596	M H	0	09/13/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/1566	5/02/2025	WD	Q	I	01	220,000
GRANTOR: FISCHER FRANK						
GRANTEE: EICHMAN PRESTON ALL						
1053/2009	7/29/2005	WD	Q	V		35,000
GRANTOR: CRAPPS & CHERRY						
GRANTEE: FISCHER						

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	0294	SHED WOOD/	0	100	12	24			288.00	UT	7.50		3	60	1,296	
2	0296	SHED METAL	0	100	0	0			1.00	UT	0.00		3	100	1,500	
3	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00		3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0			1.00	UT	2,000.00			100	2,000	
5	0080	DECKING	0	100	0	0			1.00	UT	1,000.00			100	1,000	
6	0080	DECKING	0	100	0	0			1.00	UT	1,000.00			100	1,000	
7	0261	PRCH, UOP	0	100	0	0			1.00	UT	2,500.00			100	2,500	

BUILDING NOTES	
473 SW BUCHANAN DR, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W52 S30 E52 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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							