

COMM AT THE INT OF S R/W LINE &
 THENCE N 68 DEG W ALONG R/W LINE
 DEG W 426.78 FT TO POB, S 467.97

PASTERNAK SAMANTHA/PASTERNAK ADAM
 2904 SE COUNTY ROAD 252
 LAKE CITY, FL 32025

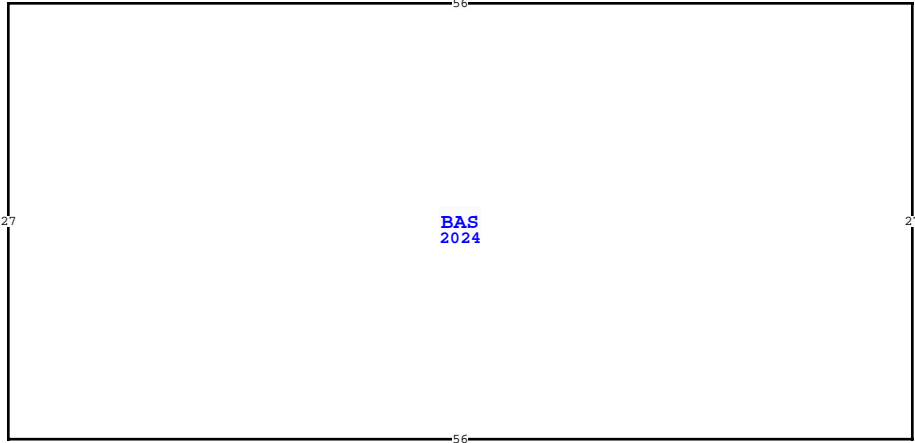
2026

22-4S-17-08665-006



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	22417.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2024
TOTALS	1,512		72,632

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% - 2024									
				Heated Area: 1512				HX Base Yr	2024			



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			72,632
TOTAL MARKET OB/XF VALUE			8,800
TOTAL LAND VALUE - MARKET			71,240
TOTAL MARKET VALUE			152,672
SOH/AGL Deduction			14,391
ASSESSED VALUE			138,281
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			86,870
TOTAL JUST VALUE			152,672
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			137,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046920	Mobile Home		04/10/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/2387	2/01/2023	WD	U	V	11	100

GRANTOR: WINDHAM JOHN G
 GRANTEE: PASTERNAK SAMANTHA

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2024;ORIG=21,14] E56 S27 W56 N27 \$	

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	7,000.00	100	2024	2023		100	7,000	
2	0296	SHED METAL	0	100	0	0		1.00	UT 1,800.00	1,800.00	100	2024	2023		100	1,800	

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					5.48	AC		1.00	1.00	1.00	13,000.00	13,000.00	71,240								