

BUILDING CHARACTERISTICS					
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 Floo	14 CARPET 90				
Interior Floo	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				
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 02				
NEIGHBORHOOD/LOC	21516.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	71,667
TOTALS	1,196			1,196	71,667

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	1	100% - 0									Heated Area: 1196 HX Base Yr	
116 SW SEBASTIAN CIR, LAKE CITY													
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		71,667
TOTAL MARKET OB/XF VALUE		17,100
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		138,767
SOH/AGL Deduction		79,156
ASSESSED VALUE		59,611
TOTAL EXEMPTION VALUE	HX HB	34,611
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		138,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,531

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16123	M H	125	10/08/1999
12250	M H	125	03/07/1997
12250	M H	125	03/07/1997
9460	M H	125	03/13/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0835/1894	3/05/1997	QC	Q	V	01	0
GRANTOR: WRIGHTSEL						
GRANTEE: WRIGHTSEL & WRIGHTS						
0799/0588	12/09/1994	WD	U	V	12	12,500
GRANTOR: CODY DEE COLLINS						
GRANTEE: ROGER OR LOIS WRIGH						

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	8	10	80.00	UT	7.50	7.50	100	1995	1995	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
TOTAL OB/XF 17,100																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W52 S23 E52 N23\$.													

LAND DESCRIPTION														TOTAL OB/XF 17,100										
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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	50,000							