

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 ALM SIDING 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 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

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% - 2003		70.14	146,031	1988	1988	0	0	60.00	40.00

Heated Area: 1890 HX Base Yr 2003

VALUATION SUMMARY		STANDARD
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		58,412
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		17,935
TOTAL MARKET VALUE		84,447
SOH/AGL Deduction		43,629
ASSESSED VALUE		40,818
TOTAL EXEMPTION VALUE	HX HB SX WX	40,818
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		84,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		80,462

Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 02				
NEIGHBORHOOD/LOC	22517.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	5,387
BAS	240	100		240	6,734
BAS	1,458	100		1,458	40,906
FCP	600	25		150	4,208
FOP	120	35		42	1,178
TOTALS	2,610			2,082	58,412

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/2081	9/04/2025	LE U		I	14	100
GRANTOR: THARP DOROTHY						
GRANTEE: THARP DOROTHY (ENH						
1265/2565	11/21/2013	LE U		I	11	100
GRANTOR: DOROTHY THARP (LIFE E						
GRANTEE: JAMES T THARP JR, J						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0294	SHED WOOD/	0	100	12	16	1.00	UT	0.00	0.00	100
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100

256 SW ARMAND PL, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	05/08/2026
										INC DATE		AG DATE	MLU
TOTAL OB/XF												8,100	

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W20 BAS= N12 W16 S12 E16\$ W34 FCP= W24 S25 E24 N25\$ S27 E12 FOP= S12 E10 N12 W10\$ E10 BAS= S12 E20 N12 W20\$ E32 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	100		A-1	170.00	240.00	0.94	AC		1.00	1.00	1.06	18,000.00	19,080.00	17,935							