

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 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	02
NEIGHBORHOOD/LOC	23515.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,620	100	
FOP	64	35	
FOP	96	35	
FSP	128	40	
TOTALS	1,908		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MANUF	2	100%	- 2021	Heated Area: 1620		HX Base Yr 2021				



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			113,108
TOTAL MARKET OB/XF VALUE			9,400
TOTAL LAND VALUE - MARKET			75,140
TOTAL MARKET VALUE			197,648
SOH/AGL Deduction			94,974
ASSESSED VALUE			102,674
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			51,263
TOTAL JUST VALUE			197,648
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			178,066

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13109	M H	125	09/26/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U / I	V I	RSN CD	SALE PRICE
1408/0851	3/17/2020	WD Q	Q	I	01	117,000
GRANTOR: ELIZABETH PARKER-MANS						
GRANTEE: STEPHEN & FELECIA M						
1306/2383	12/29/2015	WD U	U	I	30	100
GRANTOR: ROBERT H MANSON SR &						
GRANTEE: ELIZABETH PARKER-MA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0255	MBL HOME S	0	100	0	0	1.00	UT	0.00	0.00	100
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF												9,400												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	100		A-1	0.00	0.00	5.78	AC		1.00	1.00	1.00	13,000.00	13,000.00	75,140							

BUILDING NOTES											
803 SW HARTFORD WAY, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/06/2026 MLU											

BUILDING DIMENSIONS											
BAS= W8 FSP= N8 W16 S8 E16 S W52 S27 E28 FOP= S8 E8 N8 W8 S E8FOP= S8 E12 N8 W12 S E24 N27 S.											