

LOT 3 PARADISE SOUTH S/D.
783-303, 831-1666, CT 910-066, 9

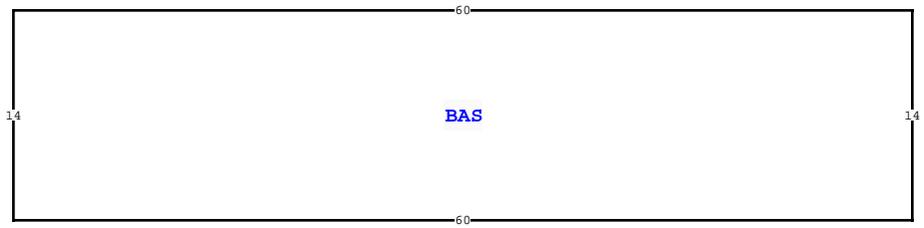
HERRING WANDA GAIL/BENTLEY DANIELLE
21090 123RD LN
OBRIEN, FL 32071

2026

24-5S-16-03707-103
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	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		2	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	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24516.010 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	
TOTALS	840		17,697

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MOBILE HME	0%	- 2025		44,243	1991	1991	0	0	60.00	40.00	Heated Area: 840 HX Base Yr	



VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE		17,697
TOTAL MARKET OB/XF VALUE		13,200
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		95,897
SOH/AGL Deduction		2,254
ASSESSED VALUE		93,643
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		93,643
TOTAL JUST VALUE		95,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		85,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27533	M H	0	12/22/2008
8781	M H	125	08/25/1994
8000	PUMP/UTPOL	30	01/25/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/376	3/27/2024	WD	U	I	11	100
GRANTOR: HITSON SHIRLEY						
GRANTEE: HERRING WANDA GAIL						
1003/1807	12/15/2003	WD	Q	I	06	0
GRANTOR: SHIRLEY HITSON						
GRANTEE: JERRY PERRY LIFE						

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	0031	BARN,MT AE	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	4,000	
2	0080	DECKING	0	0	0	1.00	UT	1,000.00	1,000.00	50	2008	2008	3	50	500	
3	9945	Well/Sept	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
5	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

TOTAL OB/XF														13,200										
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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000							

BUILDING NOTES	
2153 SW OLD WIRE RD, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W60 S14 E60 N14\$.	

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	65,000.00	65,000.00	65,000								