

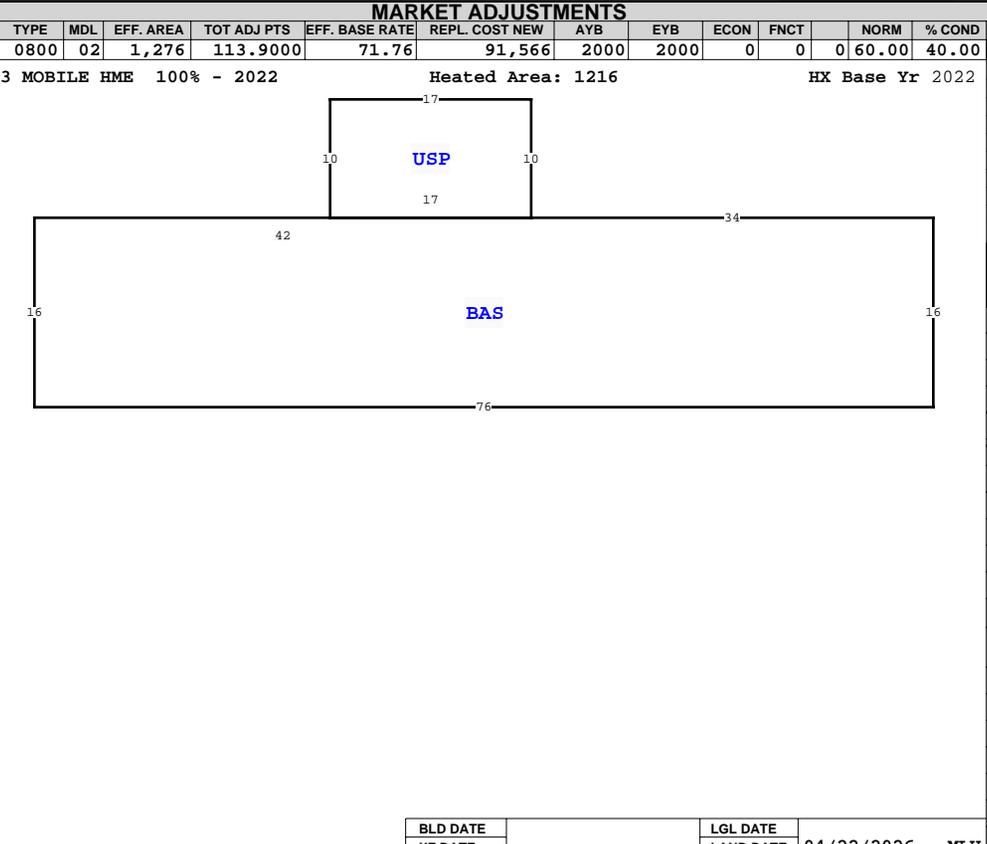
LOT 11 CEDAR HILLS S/D.
770-579, 857-672, QC 1048-2249,

SNYDER ELLEN M
486 SW ARCHIE GLN
LAKE CITY, FL 32024

2026

26-3S-15-00270-111
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		MARKET ADJUSTMENTS												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
Exterior Wall	31	VINYL SID 100	0800	02	1,276	113.9000	71.76	91,566	2000	2000	0	0	60.00	40.00
Roof Structur	03	GABLE/HIP 100	3 MOBILE HME 100% - 2022 Heated Area: 1216 HX Base Yr 2022											
Roof Cover	03	COMP SHNGL 100												
Interior Wall	05	DRYWALL 100												
Interior Floor	13	LAM/VNLPLK 90												
Interior Floor	14	CARPET 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	05	05												
DOR CODE	0200 MOBILE HOME													
MAP NUM		MKT AREA	01											
NEIGHBORHOOD/LOC	26315.010 1.00/													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE									
BAS	1,216	100		1,216	34,904									
USP	170	35		60	1,722									
TOTALS	1,386			1,276	36,626									



VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		36,626
TOTAL MARKET OB/XF VALUE		19,400
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		111,026
SOH/AGL Deduction		45,738
ASSESSED VALUE		65,288
TOTAL EXEMPTION VALUE	HX HB	40,288
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		111,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38155	PUMP/UTPOL	50	05/23/2019
20026	M H	125	10/08/2002
18648	M H	125	08/22/2001
11442	M H	125	07/25/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1434/81	3/24/2021	WD	Q	I	01	65,000
GRANTOR: MARSZALEK SVIR DEBORA						
GRANTEE: SNYDER ELLEN M						
1054/2762	8/05/2005	WD	U	I	08	32,000
GRANTOR: MITCHELL R & DOREEN H						
GRANTEE: DEBORAH SVIR						

EXTRA FEATURES															486 SW ARCHIE GLN, LAKE CITY	
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	0169	FENCE/WOOD	0	100	0	0	UT	0.00	0.00	100	2005	2005	3	100	100	
2	0210	GARAGE U	0	100	36	24	UT	4,000.00	4,000.00	100	2021	2005		100	4,000	
3	9945	Well/Sept	0	100	0	0	UT	7,000.00	7,000.00	100			3	100	14,000	
4	0070	CARPORT UF	0	100	0	0	UT	800.00	800.00	100	2023	2022		100	800	
5	0296	SHED METAL	0	100	0	0	UT	500.00	500.00	100	2023	2022		100	500	
TOTAL OB/XF 19,400																

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W34 USP= N10 W17 S10 E17\$ W42 S16 E76 N16\$.	

LAND DESCRIPTION										TOTAL OB/XF 19,400														
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	55,000.00	55,000.00	55,000							