

S1/2 LOT 7 BIG OAKS S/D UNREC: C  
W 784.29 FT, S 1153.19 FT, W 760  
CONT W 380.29 FT, S 1146.65 FT,

KING CODY/KING ASHLEIGH  
181 SW DEWEY CT  
LAKE CITY, FL 32038

2026

26-5S-16-03717-107

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
00	N/A 0				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
08	SHT VINYL 100				
00	N/A 0				
03	CENTRAL 100				
04	AIR DUCTED 100				
3	100				
2	100				
01	NONE 100				
0	0 100				
0	0 100				
03	03 100				
01	01 100				
05	05				
0200	MOBILE HOME				
			02		
NEIGHBORHOOD/LOC		26516.010	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,895	100	2026	1,895	220,345
FOP	205	35	2026	72	8,372
TOTALS	2,100			1,967	228,717

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	3	100%	- 2026							
				Heated Area: 1895				HX Base Yr 2026			

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VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 3			Tax Dist:	
BUILDING MARKET VALUE			228,717	
TOTAL MARKET OB/XF VALUE			16,200	
TOTAL LAND VALUE - MARKET			65,000	
TOTAL MARKET VALUE			309,917	
SOH/AGL Deduction			0	
ASSESSED VALUE			309,917	
TOTAL EXEMPTION VALUE			HX HB 51,411	
BASE TAXABLE VALUE			258,506	
TOTAL JUST VALUE			309,917	
NCON VALUE			243,917	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			50,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051458	Mobile Home		11/08/2024
8444	M H	125	06/02/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/1522	10/15/2024	WD	Q	V	01	75,000
GRANTOR: SADLER CHARLES M						
GRANTEE: KING CODY						
0789/1356	4/18/1994	CD	U	V	13	26,000
GRANTOR: DEAS-BULLARD						
GRANTEE: CHARLES & SHARON SA						

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	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100	2026	2025		100	7,000	
2	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	2026	2025		100	1,200	
3	0296	SHED METAL	0	100	0	0		1.00	UT 2,500.00	100	2026	2025		100	2,500	
4	0262	PRCH, FOP	0	100	0	0		1.00	UT 2,000.00	100	2026	2025		100	2,000	
5	0081	DECKING WI	0	100	0	0		1.00	UT 1,000.00	100	2026	2025		100	1,000	
6	0296	SHED METAL	0	100	0	0		1.00	UT 2,500.00	100	2026	2025		100	2,500	

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	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							