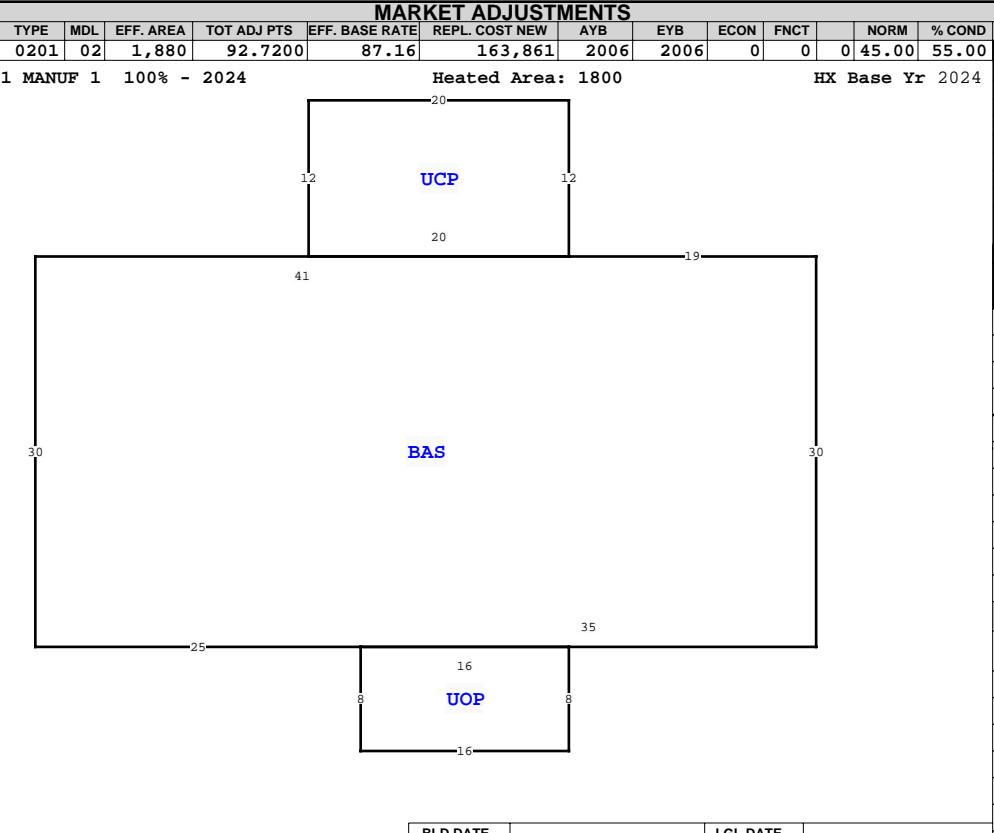


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectural	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100



Quality	05	05			
DOR CODE	0200	MOBILE HOME			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	27316.090	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	86,288
UCP	240	20		48	2,301
UOP	128	25		32	1,534
TOTALS	2,168			1,880	90,124

304 NW KENSINGTON LN, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/14/2026 MLU

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	0166	CONC,PAVMT	0	100	0	0	1,054.00	UT	2.50	2.50	100	2006	2006	3	100	2,635	
2	0120	CLFENCE 4	0	100	0	0	260.00	UT	7.50	7.50	100	2007	2007	3	100	1,950	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION		TOTAL OB/XF															11,585							
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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		90,124
TOTAL MARKET OB/XF VALUE		11,585
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		126,709
SOH/AGL Deduction		0
ASSESSED VALUE		126,709
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,298
TOTAL JUST VALUE		126,709
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046738	Roof Replacement	13,300	03/14/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1485/2327	2/24/2023	WD Q	Q	I	01	139,000
GRANTOR: ATKINS TERRI						
GRANTEE: METIVIER MICHELLE L						
1472/1937	8/04/2022	WD U	U	I	11	100
GRANTOR: JONES JOHN A						
GRANTEE: ATKINS TERRI						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W19 W41 S30 E25 E35 N30 \$	
UCP=[ORIG=-19,0] N12 W20 S12 E20 \$	
UOP=[ORIG=-35,30] S8 E16 N8 W16 \$	