

LOT 14 PINES OF FALLING CREEK.  
WD 1352-1536, WD 1356-54, WD 139

WOODS ZEDRICK A/K/A ZEDRICK ODELL WOODS  
270 NW TAYLOR MAGEE PL  
LAKE CITY, FL 32055

**2026**

30-2S-17-04800-114  
3

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |       |
|--------------------------|------------------|--------------|-------|
| ELEMENT                  | CD               |              |       |
| Exterior Wall            | 31               | VINYL SID    | 100   |
| Exterior Wall            | 00               | N/A          | 0     |
| Roof Structure           | 03               | GABLE/HIP    | 100   |
| Roof Cover               | 03               | COMP SHNGL   | 100   |
| Interior Wall            | 05               | DRYWALL      | 100   |
| Interior Floor           | 12               | HARDWOOD     | 100   |
| Interior Floor           | 00               | N/A          | 0     |
| Air Condition            | 03               | CENTRAL      | 100   |
| Heating Type             | 04               | AIR DUCTED   | 100   |
| Bedrooms                 |                  | 4            | 100   |
| Bathrooms                |                  | 2            | 100   |
| Frame                    | 01               | NONE         | 100   |
| Stories                  | 1.               | 1.           | 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     | 03    |
| NEIGHBORHOOD/LOC         | 30217.00         | 1.00/        |       |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR  |
| BAS                      | 1,836            | 100          | 2023  |
| TOTALS                   | 1,836            |              | 1,836 |

| MARKET ADJUSTMENTS  |       |           |             |                |                   |     |            |      |      |      |        |
|---|-------|-----------|-------------|----------------|-------------------|-----|------------|------|------|------|--------|
| TYPE  | MDL   | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW    | AYB | EYB        | ECON | FNCT | NORM | % COND |
| 1   | MANUF | 2         | 0%          | - 2023         | Heated Area: 1836 |     | HX Base Yr |      |      |      |        |
| <div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> <span style="color: blue; font-weight: bold;">BAS<br/>2023</span> </div> |       |           |             |                |                   |     |            |      |      |      |        |
| TOTALS  | 1,836 |           | 1,836       | 197,950        |                   |     |            |      |      |      |        |

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|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY         |           |             |          |
| VALUATION BY              |           |             | STANDARD |
| Tax Group: 3              | Tax Dist: |             |          |
| BUILDING MARKET VALUE     |           |             | 197,950  |
| TOTAL MARKET OB/XF VALUE  |           |             | 7,000    |
| TOTAL LAND VALUE - MARKET |           |             | 20,000   |
| TOTAL MARKET VALUE        |           |             | 224,950  |
| SOH/AGL Deduction         |           |             | 0        |
| ASSESSED VALUE            |           |             | 224,950  |
| TOTAL EXEMPTION VALUE     |           |             | 0        |
| BASE TAXABLE VALUE        |           |             | 224,950  |
| TOTAL JUST VALUE          |           |             | 224,950  |
| NCON VALUE                |           |             | 0        |
| INCOME VALUE              |           |             |          |
| PREVIOUS YEAR MKT VALUE   |           |             | 231,284  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 000042771  | Mobile Home |     | 09/17/2021 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1464/1338                      | 4/08/2022  | WD        | Q   | I   | 01     | 233,900    |
| GRANTOR: KOENIG HELGA          |            |           |     |     |        |            |
| GRANTEE: WOODS ZEDRICK A/K/A   |            |           |     |     |        |            |
| 1398/0193                      | 11/05/2019 | WD        | Q   | V   | 01     | 11,000     |
| GRANTOR: MINE OF LAKE CITY INC |            |           |     |     |        |            |
| GRANTEE: HELGA KOENIG          |            |           |     |     |        |            |

| EXTRA FEATURES |            | 270 NW TAYLOR MAGEE PL, 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              | 9945       | Well/Sept                         | 0       | 0 | 0 | 1.00  | UT | 7,000.00 | 7,000.00       | 100       | 2023    | 2022        |   | 100    | 7,000           |       |

| BLD DATE |          | LGL DATE   |         |
|----------|----------|------------|---------|
| XF DATE  | INC DATE | LAND DATE  | AG DATE |
|          |          | 05/08/2026 | MLU     |

| BUILDING NOTES |
|----------------|
|                |

| BUILDING DIMENSIONS                         |
|---|
| BAS=[YR=2023;ORIG=17,16] E68 S27 W68 N27 \$ |

| 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   |     | PRRD     | 0.00  | 0.00  | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 20,000.00  | 20,000.00      | 20,000     |                             |      |         |      |     |    |        |