

BEG NE COR OF NW1/4 OF NW1/4, S
R/W OF CR-131, N 10 DEG W ALONG
TO N LINE OF SEC, E 338.13 FT TO

BRACKIN TREVEN MICAEL/BRACKIN CRYSTAL GAIL
3603 NW FALLING CREEK RD
LAKE CITY, FL 32055

2026

30-2S-17-04806-001


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	08	SHT VINYL	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	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	1,620	100	2023
TOTALS	1,620		1,620

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MANUF	2	100% - 2024		178,362	2022	2022	0	0	5.00	95.00
				Heated Area: 1620			HX Base Yr	2024			
											
TOTALS	1,620		1,620	169,444							

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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			169,444
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			49,005
TOTAL MARKET VALUE			225,449
SOH/AGL Deduction			5,459
ASSESSED VALUE			219,990
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			168,579
TOTAL JUST VALUE			225,449
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			221,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044629	Mobile Home		06/07/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1450/449	10/12/2021	WD	Q	V	01	37,500
GRANTOR: I-10 TIMBER CO						
GRANTEE: BRACKIN TREVEN MICA						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/11/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2023;ORIG=22,18] E60 S27 W60 N27 \$	

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	7,000.00	100	2023	2022	100	7,000	

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	6.05	AC		1.00	1.00	0.90	9,000.00	8,100.00	49,005							