

COMM NE COR OF SE1/4, RUN W 2690
S 1201.49 FT TO N R/W EBENEZER R
R/W 670 FT FOR POB, CONT W 670.2

FRASER MOTT H/FRASER PATRICIA M
1887 SW HIGH FALLS RD
LAKE CITY, FL 32025

2026

31-4S-18-10519-003



BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	31 VINYL SID 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 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				
Units	0 100				
Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA 04				
NEIGHBORHOOD/LOC	1418.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	156,556
TOTALS	1,560			1,560	156,556

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	2	100% - 0									Heated Area: 1560 HX Base Yr	

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VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	156,556			
TOTAL MARKET OB/XF VALUE	7,300			
TOTAL LAND VALUE - MARKET	49,196			
TOTAL MARKET VALUE	213,052			
SOH/AGL Deduction	68,448			
ASSESSED VALUE	144,604			
TOTAL EXEMPTION VALUE	51,411		HX HB	
BASE TAXABLE VALUE	93,193			
TOTAL JUST VALUE	213,052			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	216,570			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39084	M H	0	12/27/2019
6943	M H	60	03/12/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0682/0526	4/21/1989	WD	Q	V		15,000
GRANTOR: NORMAN LEONADRD ETAL						
GRANTEE: FRASER MOTT &						
0682/0525	4/21/1989	WD	Q	V		15,000
GRANTOR: DICKS LENVIL						
GRANTEE: NORMAN LEONARD ETAL						

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	0294	SHED WOOD/	0	100	12	12	1.00	UT	500.00	50	0	0	3	50	250	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	100	2015	2015	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	

1887 SE HIGH FALLS RD, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/11/2025
										INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W60 S26 E60 N26\$.													

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	DPHT 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		00	0.00	0.00	10.04	AC		1.00	1.00	0.70	7,000.00	4,900.00	49,196							