

COMM AT SW COR OF SE1/4 OF SW1/4
1292.29 FT, E 392.80 FT FOR POB,
208.90 FT, S 208.90 FT, W 208.90

FRANKLIN ANITA DAWN CABRERA/CABRERA TIMOHTY SALAZA
1322 SE EBENEZER RD
LAKE CITY, FL 32025

2026

31-4S-18-10519-004
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
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
Architectural	01	CONV	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	04
NEIGHBORHOOD/LOC	1418.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,976	100	
UST	64	45	
TOTALS	2,040		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MANUF	1	100%	- 2007	Heated Area: 1976			HX Base Yr 2007				
<div style="border: 1px solid black; padding: 10px; width: fit-content; margin: auto;"> <p style="text-align: center;">42</p> <div style="display: flex; justify-content: space-between; width: 100%;"> 26 76 </div> <div style="display: flex; justify-content: space-between; width: 100%;"> 8 34 </div> <p style="text-align: center;">UST</p> <p style="text-align: center;">BAS</p> </div>												
TOTALS		2,005	113.9000	107.07	214,675	2006	2006	0	0	45.00	55.00	

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		118,071
TOTAL MARKET OB/XF VALUE		7,250
TOTAL LAND VALUE - MARKET		11,000
TOTAL MARKET VALUE		136,321
SOH/AGL Deduction		61,576
ASSESSED VALUE		74,745
TOTAL EXEMPTION VALUE	HX HB	49,745
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		136,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043537	Roof Replacement	30,515	01/14/2022
000041989	Solar Power Syste	69,800	05/21/2021
23929	M H	457	12/06/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1475/2579	9/11/2022	QC	U	I	11	100
GRANTOR: CABRERA ANITA DAWN						
GRANTEE: CABRERA TIMOTHY SAL						
1430/900	2/11/2021	QC	U	I	11	100
GRANTOR: FRANKLIN FELIPE JOSE						
GRANTEE: CABRERA ANITA DAWN						

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	0120	CLFENCE	4	0	100	0	0		1.00	UT	0.00				200	
2	0296	SHED METAL	0	100	0	0			1.00	UT	0.00				50	
3	9945	Well/Sept	0	100	0	0			1.00	UT	7,000.00				7,000	
TOTALS													7,250			

BLD DATE		LGL DATE	
04/29/2025	MLU		

BUILDING NOTES	
1322 SE EBENEZER RD, LAKE CITY	
BUILDING DIMENSIONS	
BAS= W34 UST= N8 W8 S8 E8\$ W42 S26 E76 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	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			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							