

AKA LOT 21-B PINE ACRES UNREC: C
 OF W1/2 OF SEC, RUN E 248.36 FT,
 FT, W 678.94 FT FOR POB, RUN N 7

MCNEELY CONNIE J
 231 SW BEAUREGARD GLN
 LAKE CITY, FL 32024

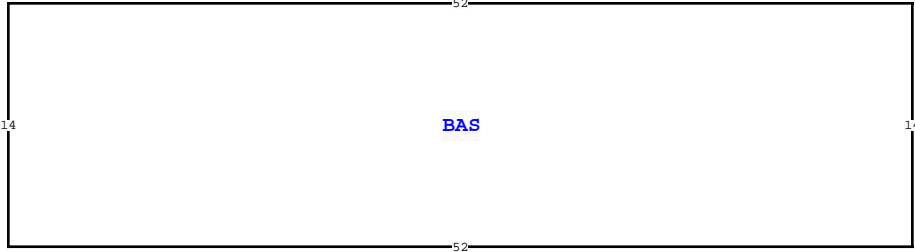
2026

31-5S-16-03744-323



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	31	VINYL	SID	100		
Roof Structur	03	GABLE/HIP	100			
Roof Cover	03	COMP SHNGL	100			
Interior Wall	05	DRYWALL	100			
Interior Floo	14	CARPET	90			
Interior Floo	08	SHT VINYL	10			
Air Condition	03	CENTRAL	100			
Heating Type	04	AIR DUCTED	100			
Bedrooms		2	100			
Bathrooms		2	100			
Stories	1.	1.	100			
Architectual	01	CONV	100			
Units		0	100			
Quality	05	05				
DOR CODE	5000	IMPROVED	AG			
MAP NUM		MKT AREA	02			
NEIGHBORHOOD/LOC	31516.030	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	728	100		728	61,038	
TOTALS	728			728	61,038	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	MANUF	1	100%	- 2016	Heated Area: 728					HX Base Yr	2016



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VALUATION BY		STANDARD				
Tax Group: 3		Tax Dist:				
BUILDING MARKET VALUE		61,038				
TOTAL MARKET OB/XF VALUE		12,000				
TOTAL LAND VALUE - MARKET		117,480				
TOTAL MARKET VALUE		86,748				
SOH/AGL Deduction		41,471				
ASSESSED VALUE		45,277				
TOTAL EXEMPTION VALUE		HX HB 25,000				
BASE TAXABLE VALUE		20,277				
TOTAL JUST VALUE		190,518				
NCON VALUE		5,000				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		173,616				
LAND: 3:1: JOINS 03744-321						
XFOB: 1:1: OLD MH USED FOR STORAGE						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
32771	M H	325	03/16/2015			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1227/0589	12/21/2011	QC	U	V	11	100
GRANTOR: DEAS BULLARD PROPERTI						
GRANTEE: ROGER T & KAREN M B						
1227/0591	12/16/2011	WD	U	V	40	65,000
GRANTOR: ROBERT T & KAREN M B						
GRANTEE: CONNIE MCNEELY J &						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W52 S14 E52 N14\$.						

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
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	5,000.00	100	2026	2025		100	5,000	

LAND DESCRIPTION												TOTAL OB/XF				12,000								
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	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.68	AC		1.00	1.00	1.00	280.00	280.00	2,710							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.68	AC		1.00	1.00	1.00	11,000.00	11,000.00	106,480							