

COMM NW COR SW1/4, SW1/4, E 60 F
 CONT E 658.42 FT, S 330.80 FT, W
 NORTH 330.80 FT TO POB.

TAYLOR LUCIENNE
 175 SE KLONDIKE PL
 LAKE CITY, FL 32025

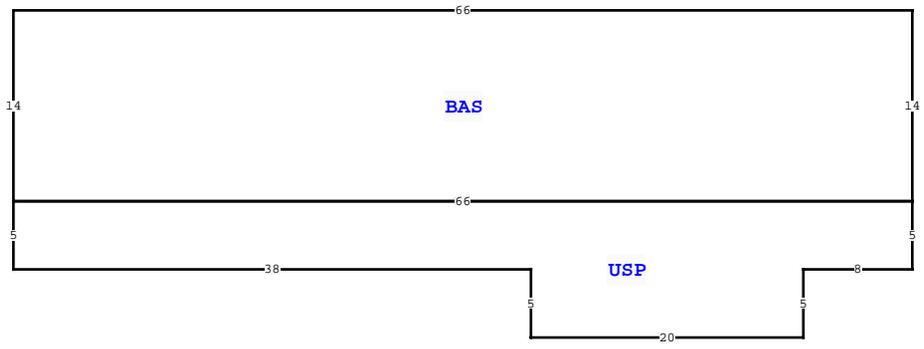
2026

33-2S-16-01819-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	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	01	01	100
Quality	01	01	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	33216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
USP	430	35	
TOTALS	1,354		1,074

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	0%	- 2021								
				Heated Area: 924			HX Base Yr				



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		42,715	
TOTAL MARKET OB/XF VALUE		11,200	
TOTAL LAND VALUE - MARKET		35,070	
TOTAL MARKET VALUE		88,985	
SOH/AGL Deduction		14,258	
ASSESSED VALUE		74,727	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		74,727	
TOTAL JUST VALUE		88,985	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		95,369	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043977	Electrical Servic	0	03/22/2022
27307	M H	398	09/02/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1420/1211	9/29/2020	QC	U	I	11	100
GRANTOR: VIRGINIA V PARNELL						
GRANTEE: LUCIENNE TAYLOR						
1418/0408	8/25/2020	QC	U	I	11	100
GRANTOR: LUCIENNE TAYLOR						
GRANTEE: VIRGINIA V PARNELL						

EXTRA FEATURES		136 NW BRIAN GLN, 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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/15/2025	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W66 S14 USP= S5 E38 S5 E20 N5 E8 N5 W66\$ E66 N14\$.	

LAND DESCRIPTION												TOTAL OB/XF												11,200				
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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	7,000.00	7,000.00	35,070											

