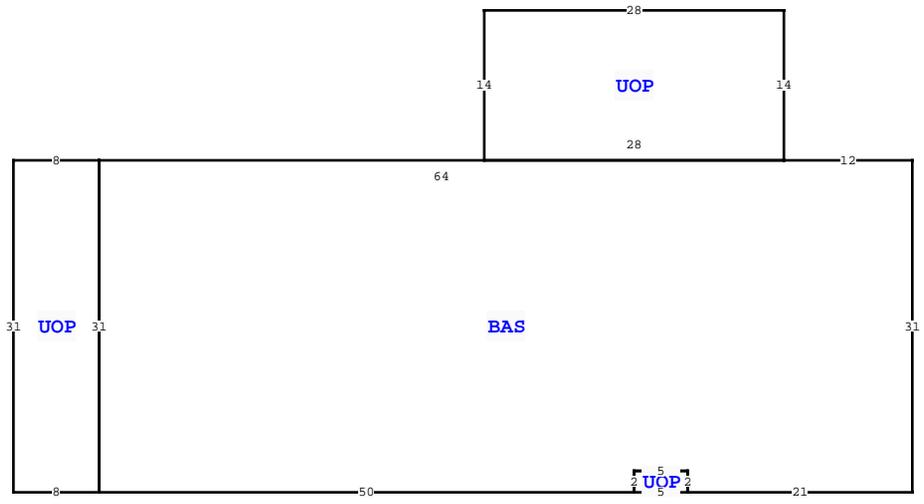


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	11	CLAY TILE	90
Interior Floor	14	CARPET	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectural	05	CONV	100
Units		0	100
Condition Adj	02	02	100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0201	01	2,476	103.3200	99.19	245,594	2001	2001	0	0	45.00	55.00		
1 MANUF 1 0% - 2025 Heated Area: 2346 HX Base Yr													



Quality	05	05			
DOR CODE	0200 MOBILE HOME				
MAP NUM	MKT AREA	01			
NEIGHBORHOOD/LOC	33416.010 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,346	100		2,346	127,985
UOP	10	20		2	109
UOP	248	20		50	2,728
UOP	392	20		78	4,255
TOTALS	2,996			2,476	135,077

VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	135,077	
TOTAL MARKET OB/XF VALUE	10,360	
TOTAL LAND VALUE - MARKET	60,000	
TOTAL MARKET VALUE	205,437	
SOH/AGL Deduction	0	
ASSESSED VALUE	205,437	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	205,437	
TOTAL JUST VALUE	205,437	
NCON VALUE	0	
INCOME VALUE	0	
PREVIOUS YEAR MKT VALUE	197,618	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18198	M H	125	04/23/2001

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/2436	2/11/2026	WD	U	I	41	308,000
GRANTOR: DEAS SARAH M						
GRANTEE: PERRY VERNON						
1530/903	12/20/2024	WD	U	I	37	145,000
GRANTOR: GUTH TERESA J						
GRANTEE: DEAS SARAH M						

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	0296	SHED METAL	0	0	12	24	UT	7.50	7.50	100	2006	2006	3	100	2,160	
2	0190	FPLC PF	0	0	0	0	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100			3	100	7,000	

1070 SW MAULDIN AVE, LAKE CITY										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	04/22/2026
										INC DATE		AG DATE	MLU

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W12 UOP= N14 W28 S14 E28\$ W64 UOP= W8 S31 E8 N31\$ S31 E50 UOP= E5 N2 W5 S2\$ N2 E5 S2 E21 N31\$.													

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	0		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							