

ELEMENT	CD	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 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
Architectual Units	05	CONV 100
Condition Adj	02	02 100

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	97.12	240,469	2001	2001	0	0	45.00	55.00

1 MANUF 1 0% - 2025 Heated Area: 2346 HX Base Yr

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,258
TOTAL MARKET OB/XF VALUE		10,360
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		202,618
SOH/AGL Deduction		0
ASSESSED VALUE		202,618
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		202,618
TOTAL JUST VALUE		202,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,618

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	125,314
UOP	10	20		2	107
UOP	248	20		50	2,671
UOP	392	20		78	4,166
TOTALS	2,996			2,476	132,258

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						

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	

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

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														10,360								
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							