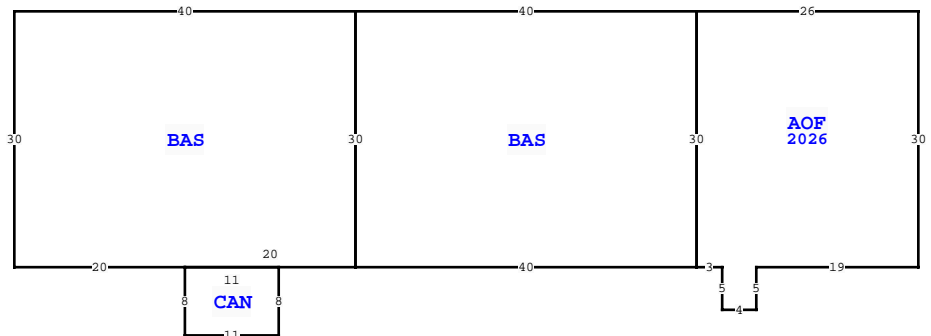


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	25 MOD METAL 100
Roof Structur	04 WOOD TRUSS 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	03 PART.FIN. 100
Air Condition	01 NONE 100
Heating Type	01 NONE 100
Plumbing	0 100
Frame	02 WOOD FRAME 100
Story Height	12 100
RMS	1 100
Stories	1. 1. 100
Units	0 100
Condition Adj	03 03 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
8701	06	3,626	75.9200	26.57	96,343	2002	2002	0	0	29.00	71.00		
1 PREF M B S 0% - 0 Heated Area: 3200 HX Base Yr													



Quality		DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
05	05	2710	MH SALES LOT		06	34316.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE		
AOF	800	150	2026	1,200	22,638		
BAS	1,200	100		1,200	22,638		
BAS	1,200	100		1,200	22,638		
CAN	88	30		26	491		
TOTALS	3,288			3,626	68,404		

4068 W US HIGHWAY 90 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026
INC DATE		AG DATE	MLU

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	0260	PAVEMENT-A	0	0	0	0	4,353.00	UT	0.90	0.90	100	1996	1996	3	100	3,918	
2	0260	PAVEMENT-A	0	0	42	10	420.00	UT	1.10	1.10	100	2003	2003	3	100	462	

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		116,741
TOTAL MARKET OB/XF VALUE		4,380
TOTAL LAND VALUE - MARKET		1,096,320
TOTAL MARKET VALUE		1,217,441
SOH/AGL Deduction		0
ASSESSED VALUE		1,217,441
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		1,217,441
TOTAL JUST VALUE		1,217,441
NCON VALUE		22,717
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,096,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052429	Signs - New or Ex	12,000	02/25/2025
35754	PUMP/UTPOL	50	08/31/2017
20314	COMMERCIAL	125	01/13/2003
20179	COMMERCIAL	100	11/25/2002
19722	COMMERCIAL	125	07/09/2002
11501	COMMERCIAL	125	08/07/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0966/1235	10/31/2002	WD	Q	I		495,000
GRANTOR: GOODSON, BLOODWORTH &						
GRANTEE: ROYALS MOBILE HOMES						
0822/1056	4/15/1996	WD	Q	I	03	88,670
GRANTOR: BLOODWORTH & GOODSON						
GRANTEE: BRUCE & BERNARD GOO						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W40 S30 E40 N30 \$
BAS=[ORIG=-40,0] W40 S30 E20 E20 N30 \$
CAN=[ORIG=-60,30] S8 E11 N8 W11 \$
AOF=[YR=2026;ORIG=0,0] E26 S30 W19 S5 W4 N5 W3 N30 \$

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	2828	C	MH SALES	0		00	0.00	0.00	90,605.00	SF		1.00	1.00	1.10	11.00	12.10	1,096,320							

