

LOT 4 BLK B BRENT HEIGHTS S/D.
746-1495, 778-055, 826-1715, DC

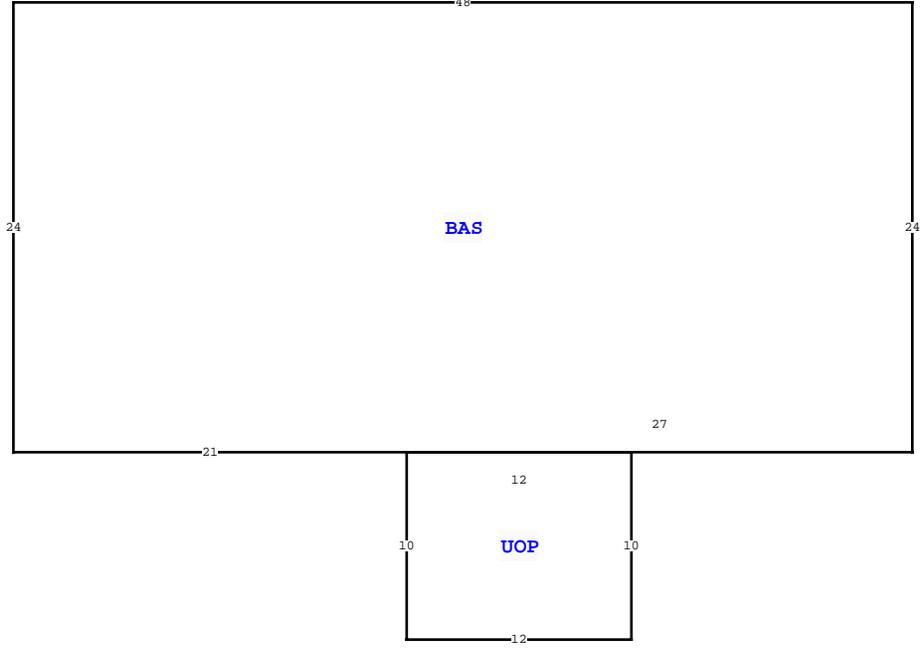
LYNCH DEAN R
192 SE TOM BULLOCK PL
LAKE CITY, FL 32025

2026

35-4S-17-09033-124
VALUATION SUMMARY

ELEMENT		CD	BUILDING CHARACTERISTICS		
Exterior Wall	31	VINYL	SID	100	
Roof Structur	03	GABLE/HIP	100		
Roof Cover	12	MODULAR	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	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05 05				
DOR CODE	0200 MOBILE HOME				
MAP NUM				MKT AREA 02	
NEIGHBORHOOD/LOC	35417.020 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	33,648
UOP	120	25		30	876
TOTALS	1,272			1,182	34,524

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,182	115.9000	73.02	86,310	1989	1989	0	0	60.00	40.00
1 MOBILE HME 0% - 0			Heated Area: 1152				HX Base Yr				



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VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE	34,524		
TOTAL MARKET OB/XF VALUE	3,450		
TOTAL LAND VALUE - MARKET	22,000		
TOTAL MARKET VALUE	59,974		
SOH/AGL Deduction	13,011		
ASSESSED VALUE	46,963		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	46,963		
TOTAL JUST VALUE	59,974		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	49,828		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13839	REMODEL	50	04/03/1998
8772	M H	125	08/25/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0826/1815	4/15/1996	WD	Q	V		9,700
GRANTOR: LENVIL DICKS						
GRANTEE: DEAN & NANCY LYNCH						

BLD DATE		LGL DATE	
05/08/2026	MLU		

BUILDING NOTES	
BAS= W48 S24 E21 UOP= S10 E12 N10 W12\$ E27 N24\$.	

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							