

LOT 6 BLOCK B BRENT HEIGHTS S/D.  
746-1497, 778-051, 812-2134, WD

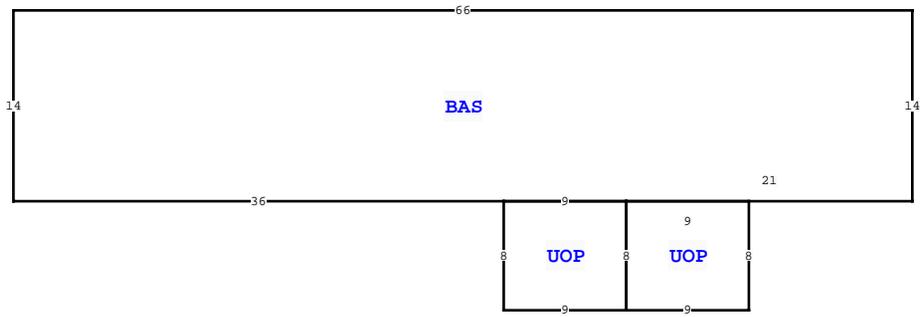
MAGANA MARVIN  
140 SE TOM BULLOCK PLACE  
LAKE CITY, FL 32025

**2026**

35-4S-17-09033-126  
VALUATION SUMMARY PAGE 1 of 1

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |      |
|--------------------------|------------------|--------------|------|
| ELEMENT                  | CD               |              |      |
| Exterior Wall            | 03               | BELOW AVG.   | 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            | 03               | 03           | 100  |
| Kitchen Adjus            | 01               | 01           | 100  |
| Quality                  | 03               | 03           |      |
| 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 |
| BAS                      | 924              | 100          |      |
| UOP                      | 72               | 25           |      |
| UOP                      | 72               | 25           |      |
| TOTALS                   | 1,068            |              | 960  |

| 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%        | - 0         |                |                |     |     |      |      |      |        | Heated Area: 924 HX Base Yr |  |



| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 3              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 22,622   |
| TOTAL MARKET OB/XF VALUE  |           | 3,600    |
| TOTAL LAND VALUE - MARKET |           | 22,000   |
| TOTAL MARKET VALUE        |           | 48,222   |
| SOH/AGL Deduction         |           | 9,380    |
| ASSESSED VALUE            |           | 38,842   |
| TOTAL EXEMPTION VALUE     |           | 0        |
| BASE TAXABLE VALUE        |           | 38,842   |
| TOTAL JUST VALUE          |           | 48,222   |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 38,646   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 8629       | M H         | 125 | 07/28/1994 |

| SALES DATA                  |           |           |       |       |        |            |
|-----------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number           | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1276/0480                   | 5/28/2014 | WD        | Q     | I     | 01     | 25,000     |
| GRANTOR: CRAIG D HERLAN JR  |           |           |       |       |        |            |
| GRANTEE: MARVIN MAGANA      |           |           |       |       |        |            |
| 1229/1755                   | 2/06/2012 | QC        | U     | I     | 11     | 100        |
| GRANTOR: JULIE MILLER-TITUS |           |           |       |       |        |            |
| GRANTEE: CRAIG D HERLAN JR  |           |           |       |       |        |            |

| 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   | 8 | 10 | 80.00 | UT | 5.00     | 5.00           | 75        | 1993    | 1993        | 3 | 75     | 300             |       |
| 2              | 0070       | CARPORT UF  | 0   | 0   | 0 | 0  | 1.00  | UT | 0.00     | 0.00           | 100       | 2011    | 2011        | 3 | 100    | 100             |       |
| 3              | 9947       | Septic      | 0   | 0   | 0 | 0  | 1.00  | UT | 3,000.00 | 3,000.00       | 100       |         |             | 3 | 100    | 3,000           |       |
| 4              | 0070       | CARPORT UF  | 0   | 0   | 0 | 0  | 1.00  | UT | 0.00     | 0.00           | 100       | 2017    | 2017        | 3 | 100    | 200             |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 3,600       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|
|                |  |  |  |  |  |  |

| BUILDING DIMENSIONS   |  |  |  |  |  |  |
|---|--|--|--|--|--|--|
| BAS= W66 S14 E36 UOP= S8 E9 N8 W9\$ E9 UOP= S8E9 N8 W9\$ E21 N14\$. |  |  |  |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| 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     |                             |      |         |      |     |    |        |