

COMM SW COR OF SE1/4 OF SE1/4, R
FOR POB, CONT N 208.60 FT, E 208
208.60 FT, W 208.60 FT TO POB.

DILLON CONNIE
206 NW OUTLAW COUNTRY GLN
LAKE CITY, FL 32055

2026

36-2S-16-01895-003
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	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
Architectual Units	01	CONV	100
		0	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	36216.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,800	100	
UOP	560	25	
TOTALS	2,360		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2	MANUF	1	100%	- 2023	Heated Area: 1800			HX Base Yr 2023				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE								
BAS	1,800	100	1,800	115,707								
UOP	560	25	140	8,999								
TOTALS	2,360		1,940	124,706								

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		124,706
TOTAL MARKET OB/XF VALUE		9,950
TOTAL LAND VALUE - MARKET		8,075
TOTAL MARKET VALUE		142,731
SOH/AGL Deduction		0
ASSESSED VALUE		142,731
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,320
TOTAL JUST VALUE		142,731
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		149,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054678	Storage Building	9,414	12/15/2025
000054347	Right-of-Way Acce		10/29/2025
000054259	Right-of-Way Acce		10/16/2025
000049163	Roof Replacement	11,040	02/06/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1478/322	10/17/2022	WD	Q	I	01	199,000
GRANTOR: KING KRISTI LEIGHAN						
GRANTEE: DILLON CONNIE						
1198/2258	8/02/2010	QC	U	I	11	100
GRANTOR: DUSTIN JAMES SMITH						
GRANTEE: KRISTI LEIGHAN KING						

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	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	300	
2	0040	BARN, POLE	0	100	0	0		1.00	UT 0.00	100	2013	2013	3	100	50	
3	9945	Well/Sept	0	100	0	0		1.00	UT 7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0		1.00	UT 2,000.00	100	2023	2022		100	2,000	
5	0081	DECKING WI	0	100	0	0		1.00	UT 600.00	100	2023	2022		100	600	

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	100		00	0.00	0.00	0.85	AC		1.00	1.00	1.00	9,500.00	9,500.00	8,075							

REVIEW DATE 03/01/2024 BY JS																								
Total Acres: 0.85					Total Land Value: 8,075					Market: 0					Agricultural: 0					Common: 8,075				
PRINTED 03/26/2026 BY SYS																								