

BEG NE COR, RUN S 611.06 FT FOR
FOR POB SW 427.15 FT, NW 347.63
FT, SE 27.71 FT, SW 179.43 FT, S

HARRELL DYLAN LONNIE/DEPRATER KATHY S
260 SW ROSEBUD GLN
LAKE CITY, FL 32024

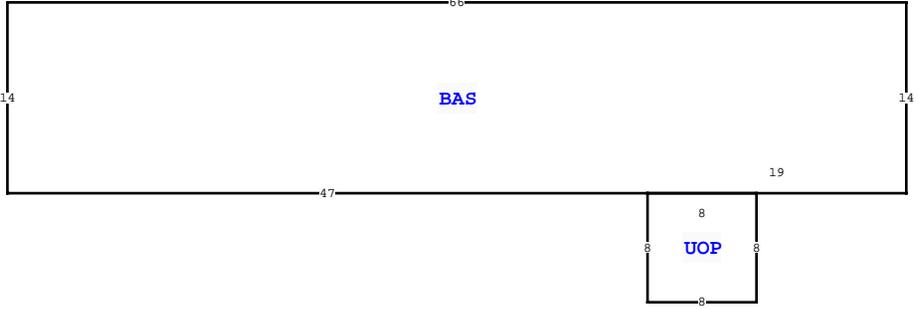
2026

36-5S-15-00485-000



ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
03	GABLE/HIP 100				
12	MODULAR MT 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms 2 100				
	Bathrooms 2 100				
1.	1. 100				
01	CONV 100				
	0 100				
02	02 100				
01	01 100				
03	03				
0200	MOBILE HOME				
	MAP NUM	MKT AREA	02		
	NEIGHBORHOOD/LOC	36515.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	19,031
UOP	64	25		16	330
TOTALS	988			940	19,360

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	MOBILE HME	100%	- 2025		48,401	1989	1989	0	0	60.00	40.00
				Heated Area: 924			HX Base Yr 2025				



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VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			19,360
TOTAL MARKET OB/XF VALUE			12,100
TOTAL LAND VALUE - MARKET			38,220
TOTAL MARKET VALUE			69,680
SOH/AGL Deduction			0
ASSESSED VALUE			69,680
TOTAL EXEMPTION VALUE	HX HB		44,680
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			69,680
NCON VALUE			2,100
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			66,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24814	M H	275	08/02/2006
17252	M H	125	07/28/2000
15292	M H	125	03/26/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/1335	1/01/2024	WD	Q	I	01	69,000
GRANTOR: CARTWRIGHT KATLELYN R						
GRANTEE: HARRELL DYLAN LONNI						
1496/149	8/01/2023	WD	U	I	11	100
GRANTOR: SPRADLEY RALPH AKA RA						
GRANTEE: CARTWRIGHT KATLELYN						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/06/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W66 S14 E47 UOP= S8 E8 N8 W8\$ E19 N14\$.	

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
2	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100			3	100	3,000	
3	0060	CARPORT F	0	100	0	0	1.00	UT	2,100.00	100	2026	2025		100	2,100	

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		A-1	0.00	0.00	2.73	AC		1.00	1.00	1.00	14,000.00	14,000.00	38,220							