

LOT 15 UNIT 19 THREE RIVERS ESTA  
387-568, 741-770, 807-2373, DC 1

DREW DEVELOPMENT LLC  
P O BOX 3488  
LAKE CITY, FL 32056

2026

00-00-00-01165-000



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| 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             | 01 | CONV 100       |
| Units                    |    | 0 100          |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

|                  |                 |    |
|------------------|-----------------|----|
| Quality          | 05              | 05 |
| DOR CODE         | 0200MOBILE HOME |    |
| MAP NUM          |                 | 02 |
| NEIGHBORHOOD/LOC | 100000.19 1.00/ |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,440            | 100         |      | 1,440        | 40,746               |
| TOTALS    | 1,440            |             |      | 1,440        | 40,746               |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |          |
|----------------|------------|-------------|-----|-----|---|---|-------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R    |
| 1              | 0296       | SHED METAL  | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00     |
| 2              | 0081       | DECKING WI  | 0   | 0   | 0 | 0 | 1.00  | UT | 0.00     |
| 3              | 9945       | Well/Sept   | 0   | 0   | 0 | 0 | 1.00  | UT | 7,000.00 |

| LAND DESCRIPTION |          |     |                      |     |     |          |        |        |             |
|------------------|----------|-----|----------------------|-----|-----|----------|--------|--------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT  | DEPTH  | TOT LND UTS |
| 1                | 0200     | C   | MBL HM               | 0   |     | A-1      | 100.00 | 400.00 | 1.00        |

| MARKET ADJUSTMENTS                                                            |     |           |             |                |                |      |      |      |      |   |       |        |  |
|-------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                                                          | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0800                                                                          | 02  | 1,440     | 117.9000    | 70.74          | 101,866        | 1986 | 1986 | 0    | 0    | 0 | 60.00 | 40.00  |  |
| 1 MOBILE HME 0% - 2022 Heated Area: 1440 HX Base Yr                           |     |           |             |                |                |      |      |      |      |   |       |        |  |
| <div><div>24</div><div>60</div><div>60</div><div>24</div><div>BAS</div></div> |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 461 SW CENTRAL TER, FORT WHITE                                                |     |           |             |                |                |      |      |      |      |   |       |        |  |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/30/2024 MLU           |     |           |             |                |                |      |      |      |      |   |       |        |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 7,700       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 7,700       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY                                   |  |  |  |  |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
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| VALUATION SUMMARY                                          |  |  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY STANDARD                                      |  |  |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 3 Tax Dist:                                     |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE 40,746                               |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE 7,700                             |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET 18,000                           |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE 66,446                                  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction 4,772                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE 61,674                                      |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE 0                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE 61,674                                  |  |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE 66,446                                    |  |  |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE 0                                               |  |  |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE                                               |  |  |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE 66,446                             |  |  |  |  |  |  |  |  |  |  |  |  |  |
| SALES DATA                                                 |  |  |  |  |  |  |  |  |  |  |  |  |  |
| OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1437/942 5/10/2021 TD U I 18 56,000                        |  |  |  |  |  |  |  |  |  |  |  |  |  |
| GRANTOR: MCCREA HENRIETTA D                                |  |  |  |  |  |  |  |  |  |  |  |  |  |
| GRANTEE: DREW DEVELOPMENT LL                               |  |  |  |  |  |  |  |  |  |  |  |  |  |
| 1238/2455 7/25/2012 WD U I 40 45,000                       |  |  |  |  |  |  |  |  |  |  |  |  |  |
| GRANTOR: VICTOR J MCCOLLUM (UN                             |  |  |  |  |  |  |  |  |  |  |  |  |  |
| GRANTEE: HENRIETTA D MCCREA                                |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING NOTES                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING DIMENSIONS                                        |  |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS= W60 S24 E60 N24\$. .                                  |  |  |  |  |  |  |  |  |  |  |  |  |  |