LOTS 5 & 6 OF REPLAT OF LOT 35 R
UNREC.
COMM NE COR OF SE1/4 OF NW1/4, R

TRUCK STOP 75, LLC
4302 W BROWARD BLVD, SUITE 500
PLANTATION, FL 33317

2026

02-6S-17-09553-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

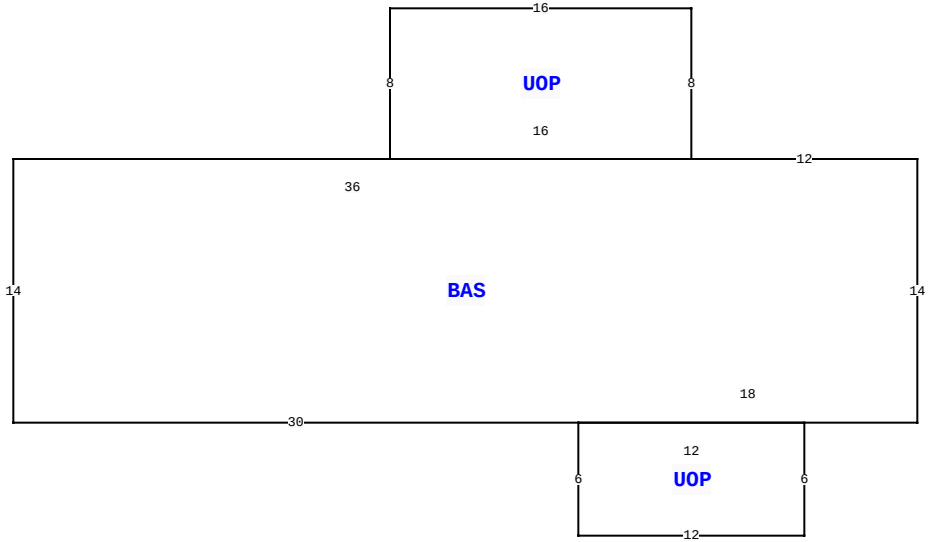
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	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	2617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	13,050
UOP	72	25		18	350
UOP	128	25		32	622
TOTALS	872			722	14,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	722	80.9100	48.55	35,053	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr



253 SE AUGUST GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	24,709
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	60,009
SOH/AGL Deduction	4,957
ASSESSED VALUE	55,052
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,052
TOTAL JUST VALUE	60,009
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,009

SALE:1:1: LOTS 5 & 6 ROLLINGS HILLS UNREC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9296	M H	125	01/26/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/0231	10/31/2018	WD	Q	I	05	200,000
GRANTOR: EUVARGAIN AMPARO						
GRANTEE: TRUCK STOP 75, LLC						
1365/1651	7/26/2018	WD	U	I	12	27,000
GRANTOR: TONY DELUCA						
GRANTEE: EUVARGAIN AMPARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N8 W16 S8 E16$ W36 S14 E30 UOP= S6 E12 N6 W12$ E18 N14$.

EXTRA FEATURES

LN	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	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,300

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0102	C	SFR/MH	0		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	28,000							

REVIEW DATE 09/26/2017 BY DF Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/07/2025 BY SYS

LOTS 5 & 6 OF REPLAT OF LOT 35 R
UNREC.
COMM NE COR OF SE1/4 OF NW1/4, R

TRUCK STOP 75, LLC
4302 W BROWARD BLVD, SUITE 500
PLANTATION, FL 33317

2026

02-6S-17-09553-105

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

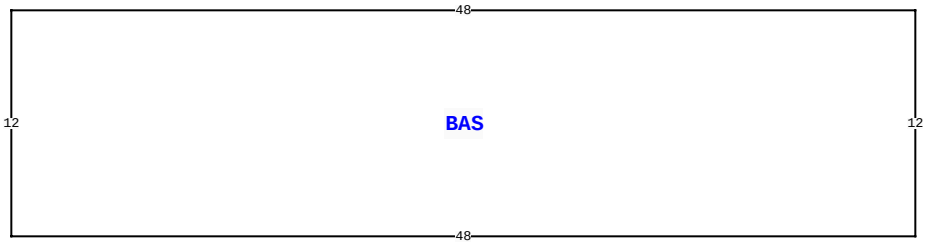
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2617.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	10,688
TOTALS	576			576	10,688

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	576	77.3100	46.39	26,721	1980	1980	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 576 HX Base Yr



253 SE AUGUST GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	24,709
TOTAL MARKET OB/XF VALUE	7,300
TOTAL LAND VALUE - MARKET	28,000
TOTAL MARKET VALUE	60,009
SOH/AGL Deduction	4,957
ASSESSED VALUE	55,052
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	55,052
TOTAL JUST VALUE	60,009
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/0231	10/31/2018	WD	Q	I	05	200,000
GRANTOR: EUVARGAIN AMPARO						
GRANTEE: TRUCK STOP 75, LLC						
1365/1651	7/26/2018	WD	U	I	12	27,000
GRANTOR: TONY DELUCA						
GRANTEE: EUVARGAIN AMPARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S12 E48 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/26/2017 BY DF Total Acres: 2.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/07/2025 BY SYS