LOT 7 OF REPLAT OF LOT 35 ROLLIN
UNREC.
COMM AT NE COR OF SE1/4 OF NW1/4

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

2026

02-6S-17-09553-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

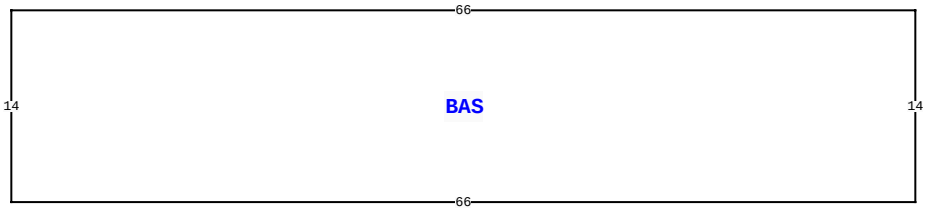
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	20,539
TOTALS	924			924	20,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	92.6100	55.57	51,347	1984	1984	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



156 SE AUGUST GLN, LAKE CITY

BLD DATE	04/15/1998 MO	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	20,539
TOTAL MARKET OB/XF VALUE	11,300
TOTAL LAND VALUE - MARKET	17,500
TOTAL MARKET VALUE	49,339
SOH/AGL Deduction	2,883
ASSESSED VALUE	46,456
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,456
TOTAL JUST VALUE	49,339
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	49,339

SALE:1:1: 1.25 AC, SALE NOT IN LINE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13608	M H	125	02/09/1998

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= W66 S14 E66 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 11,300

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	0200	C	MBL HM	0		A-1	0.00	0.00	1.25	AC		1.00	1.00	1.00	14,000.00	14,000.00	17,500							

REVIEW DATE 09/26/2017 BY DF Total Acres: 1.25 Total Land Value: 17,500 Market: 0 Agricultural: 0 Common: 17,500 PRINTED 11/07/2025 BY SYS