COMM INTERS OF N R/W CR-252 & W
NW1/4, NE ALONG R/W 595.79 FT FO
634.46 FT, E 150 FT, N 365 FT, E

TROPICAL MILE LLC
4865 SW PINEMOUNT RD
LAKE CITY, FL 32024

2025

04-4S-16-02772-027

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

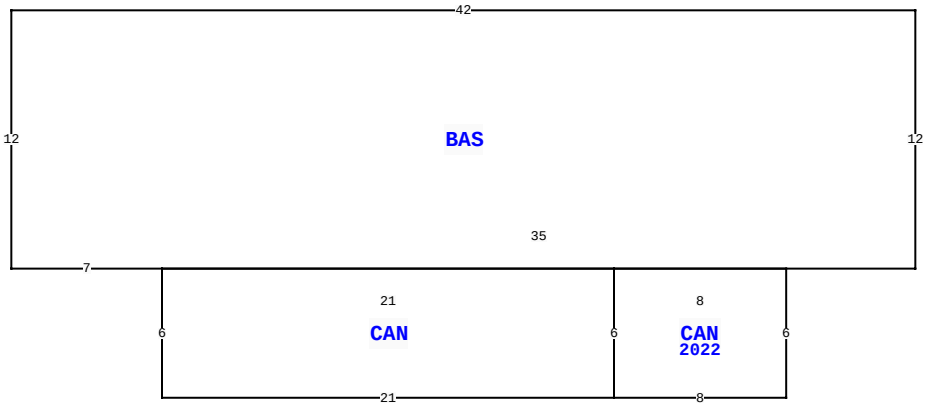
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100		504	24,493
CAN	126	30		38	1,847
CAN	48	30	2022	14	680
TOTALS	678			556	27,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	556	94.0000	88.36	49,128	1988	1988	0	0	0	45.00	55.00

1 MANUF 1 – 0% - 2023 Heated Area: 504 HX Base Yr



1454 SW PINEMOUNT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/23/2021 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	125,818
TOTAL MARKET OB/XF VALUE	21,440
TOTAL LAND VALUE - MARKET	89,700
TOTAL MARKET VALUE	236,958
SOH/AGL Deduction	0
ASSESSED VALUE	236,958
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,958
TOTAL JUST VALUE	236,958
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,715

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25672	M H	431	03/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/954	2/08/2022	WD	Q	I	01	350,000
GRANTOR: OLIN JAMES R						
GRANTEE: TROPICAL MILE LLC						
1159/2630	10/07/2008	WD	Q	V	01	100
GRANTOR: MUCHO MULCH INC						
GRANTEE: CONFIDENTIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W42 S12 E7 E35 N12 $
CAN=[ORIG=-35,12] S6 E21 N6 W21 $
CAN=[YR=2022;ORIG=-14,12] E8 S6 W8 N6 $
.

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	0031	BARN,MT AE	0	0	22	18	396.00	UT	15.00	15.00	100	2008	2008	3	100	5,940	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
3	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	

LAND DESCRIPTION

TOTAL OB/XF 21,440

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		00	0.00	0.00	2.99	AC		1.00	1.00	1.00	15,000.00	15,000.00	44,850							
2	0200	C	MBL HM	0			0.00	0.00	2.99	AC		1.00	1.00	1.00	15,000.00	15,000.00	44,850							

REVIEW DATE 10/06/2023 BY JB Total Acres: 5.98 Total Land Value: 89,700 Market: 0 Agricultural: 0 Common: 89,700 PRINTED 06/25/2025 BY SYS

COMM INTERS OF N R/W CR-252 & W
NW1/4, NE ALONG R/W 595.79 FT FO
634.46 FT, E 150 FT, N 365 FT, E

TROPICAL MILE LLC
4865 SW PINEMOUNT RD
LAKE CITY, FL 32024

2025

04-4S-16-02772-027

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Kitchen Adjus	01	01 100
Quality	05	05

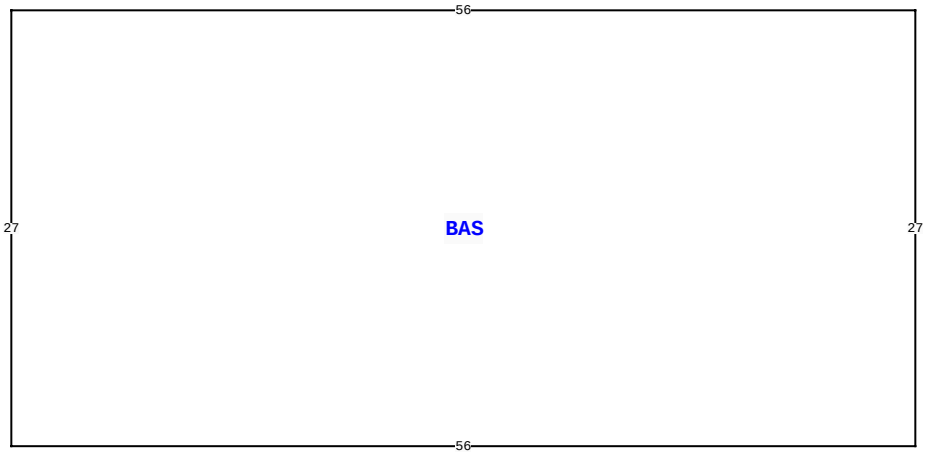
DOR CODE 0202 MOBILE HOME/M HOME
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 4416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	98,798
TOTALS	1,512			1,512	98,798

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,512	113.8000	112.66	170,342	2007	2007	0	0	0	42.00	58.00

2 MANUF 2 – 0% - 2023 Heated Area: 1512 HX Base Yr



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GRANTEE: TROPICAL MILE LLC						
1159/2630	10/07/2008	WD	Q	V	01	100
GRANTOR: MUCHO MULCH INC						
GRANTEE: CONFIDENTIAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S27 E56 N27$.

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 10/06/2023 BY JB Total Acres: 5.98 Total Land Value: 89,700 Market: 0 Agricultural: 0 Common: 89,700 PRINTED 06/25/2025 BY SYS