

COMM SW COR OF NW1/4, E 946.29 F  
249.39 FT ALONG E R/W PINEVIEW C  
S 249.39 FT, W 171.67 FT TO POB

IRONWOOD HOMES OF LAKE CITY, LLC  
4109 US HIGHWAY 90 W  
LAKE CITY, FL 32055

2026

04-4S-16-02772-047



| 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 90         |
| Interior Floo            | 08 | SHT VINYL 10      |
| Air Condition            | 02 | WINDOW 100        |
| Heating Type             | 03 | FORCED AIR 100    |
| Bedrooms                 |    | 2 100             |
| Bathrooms                |    | 1 100             |
| Stories                  | 1. | 1. 100            |
| Architectual Units       | 01 | CONV 100<br>0 100 |

|                  |                  |       |
|------------------|------------------|-------|
| Quality          | 05               | 05    |
| DOR CODE         | 0200 MOBILE HOME |       |
| MAP NUM          |                  | 06    |
| NEIGHBORHOOD/LOC | 4416.00          | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 840              | 100         |      | 840          | 20,946               |
| TOTALS    | 840              |             |      | 840          | 20,946               |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |          |                |       |
|----------------|------------|-------------|-----|-----|---|---|-------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 9945       | Well/Sept   | 0   | 0   | 0 | 0 | 1.00  | UT | 7,000.00 | 7,000.00       |       |
| 2              | 9947       | Septic      | 0   | 0   | 0 | 0 | 2.00  | UT | 3,000.00 | 3,000.00       |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | CONSRV |
| 1                | 0200     | C   | MBL HM               | 0   |     | 00       | 0.00  | 0.00  | 0.78        | AC        |        |

REVIEW DATE 10/11/2023 BY JB

| MARKET ADJUSTMENTS                                                            |     |           |             |                |                |      |      |      |      |       |        |
|-------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                                                          | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0800                                                                          | 02  | 840       | 103.9000    | 62.34          | 52,366         | 1990 | 1990 | 0    | 0    | 60.00 | 40.00  |
| 5 MOBILE HME 0% - 0                                                           |     |           |             |                |                |      |      |      |      |       |        |
| Heated Area: 840                                                              |     |           |             |                |                |      |      |      |      |       |        |
| HX Base Yr                                                                    |     |           |             |                |                |      |      |      |      |       |        |
| <div><div>14</div><div>60</div><div>14</div><div>60</div><div>BAS</div></div> |     |           |             |                |                |      |      |      |      |       |        |
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| TOTAL OB/XF 13,000 |          |     |                      |     |     |          |       |       |             |           |        |                |            |
|--------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|--------|----------------|------------|
| L N                | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | CONSRV | ADJ UNIT PRICE | LAND VALUE |
| 1                  | 0200     | C   | MBL HM               | 0   |     | 00       | 0.00  | 0.00  | 0.78        | AC        |        | 15,000.00      | 11,700     |

| TOTAL OB/XF 13,000 |          |     |                      |     |     |          |       |       |             |           |        |                |            |
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| L N                | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | CONSRV | ADJ UNIT PRICE | LAND VALUE |
| 1                  | 0200     | C   | MBL HM               | 0   |     | 00       | 0.00  | 0.00  | 0.78        | AC        |        | 15,000.00      | 11,700     |

Total Acres: 0.78 Total Land Value: 11,700 Market: 0 Agricultural: 0 Common: 11,700

| COLUMBIA COUNTY PROPERTY  |  |  |  |           | PAGE 1 of 1 | 2 |
|---------------------------|--|--|--|-----------|-------------|---|
| VALUATION SUMMARY         |  |  |  |           |             |   |
| VALUATION BY              |  |  |  | STANDARD  |             |   |
| Tax Group: 2              |  |  |  | Tax Dist: |             |   |
| BUILDING MARKET VALUE     |  |  |  | 20,946    |             |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  | 13,000    |             |   |
| TOTAL LAND VALUE - MARKET |  |  |  | 11,700    |             |   |
| TOTAL MARKET VALUE        |  |  |  | 45,646    |             |   |
| SOH/AGL Deduction         |  |  |  | 4,196     |             |   |
| ASSESSED VALUE            |  |  |  | 41,450    |             |   |
| TOTAL EXEMPTION VALUE     |  |  |  | 0         |             |   |
| BASE TAXABLE VALUE        |  |  |  | 41,450    |             |   |
| TOTAL JUST VALUE          |  |  |  | 45,646    |             |   |
| NCON VALUE                |  |  |  | 0         |             |   |
| INCOME VALUE              |  |  |  |           |             |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  | 45,646    |             |   |
| BLDG:2:1: PINECREST       |  |  |  |           |             |   |
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