

COMM NW COR OF E 446.41 FT OF W
OF SE1/4 OF NW1/4 AS LIES N OF C
LINE 313.10 FT FOR POB, E 223.96

SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

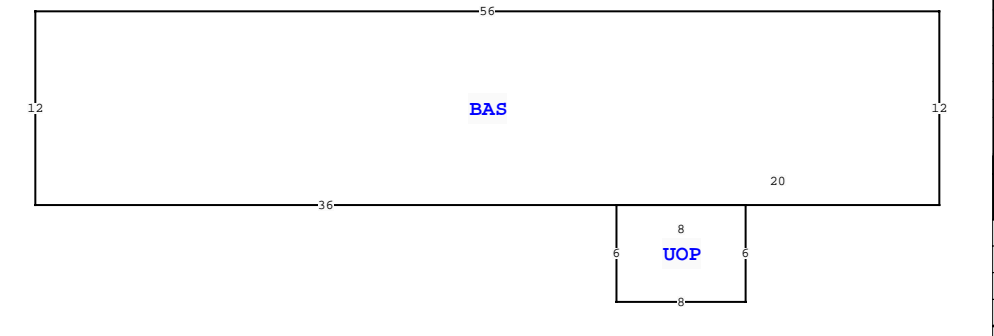
2025

04-4S-16-02772-058



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 Floor	14	CARPET 90
Interior Floor	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
Architctual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	684	106.9000	64.14	43,872	1968	1968	0	0	60.00	40.00



Quality	05	05			
DOR CODE	2802MH PARK				
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	672	100		672	17,241
UOP	48	25		12	308
TOTALS	720			684	17,549

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
1	0259	MHP HOOKUP	0	0	0	13.00	UT	4,300.00	4,300.00	100	0	0	3	100	55,900	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0210	C	TRLR PARK	0		00	0.00	0.00	2.16	AC		1.00	1.00	1.00	15,000.00	15,000.00	32,400							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 13
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			223,904
TOTAL MARKET OB/XF VALUE			55,900
TOTAL LAND VALUE - MARKET			32,400
TOTAL MARKET VALUE			312,204
SOH/AGL Deduction			25,762
ASSESSED VALUE			286,442
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			286,442
TOTAL JUST VALUE			312,204
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052957	Mobile Home		04/28/2025
000052244	Right-of-Way Acce		02/04/2025
000051578	Electrical Servic	0	11/21/2024
000051580	Electrical Servic	0	11/21/2024
000050518	Electrical Servic	0	08/09/2024
000050519	Electrical Servic	0	08/09/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/1156	11/28/2018	WD	Q	I	01	307,000

GRANTOR: CHARLES H & GAIL A MO
GRANTEE: SHADY OAKS MHC, LLC

1000/2829	11/26/2003	WD	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI GRANTEE: MOORE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S12 E36 UOP= S6 E8 N6 W8\$ E20 N12\$.

COMM NW COR OF E 446.41 FT OF W
OF SE1/4 OF NW1/4 AS LIES N OF C
LINE 313.10 FT FOR POB, E 223.96

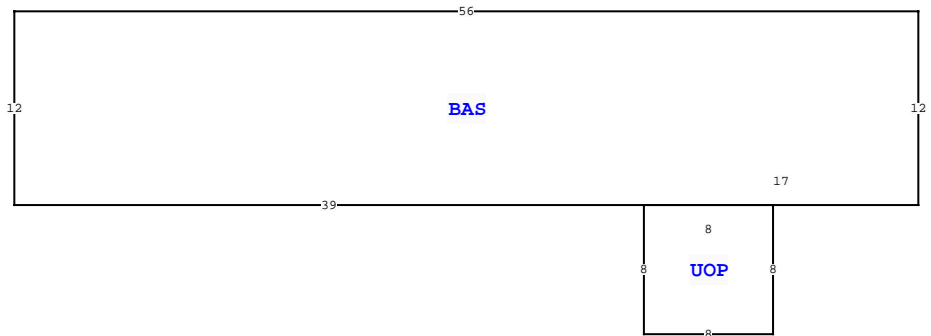
SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

2025

04-4S-16-02772-058


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	01	FLAT 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		2 100	
Stories	1.	1. 100	
Architactual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
UOP	64	25	
TOTALS	736		688 17,651

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	688	106.9000	64.14	44,128	1974	1974	0	0	60.00	40.00	
2 MOBILE HME - 0% - 0 Heated Area: 672 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 13
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	223,904		
TOTAL MARKET OB/XF VALUE	55,900		
TOTAL LAND VALUE - MARKET	32,400		
TOTAL MARKET VALUE	312,204		
SOH/AGL Deduction	25,762		
ASSESSED VALUE	286,442		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	286,442		
TOTAL JUST VALUE	312,204		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	267,906		
BLDG:7:1: LOT 7			
XFOB:7:1: MANATEE MH ID#0699652530 ON DEED & RP'D			
BLDG:6:1: LOT 6			
XFOB:6:1: CHAMPION MH ID#0499642034 (ON DEED & RP'			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047092	Electrical Servic	0	05/01/2023
000047091	Electrical Servic	0	05/01/2023
000047080	Electrical Servic	0	04/28/2023
39342	PUMP/UTPOL	0	02/25/2020
39215	M H	0	01/28/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1156	11/28/2018	WD Q	Q	I	01	307,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD Q	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S12 E39 UOP= S8 E8 N8 W8\$ E17 N12\$.	

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

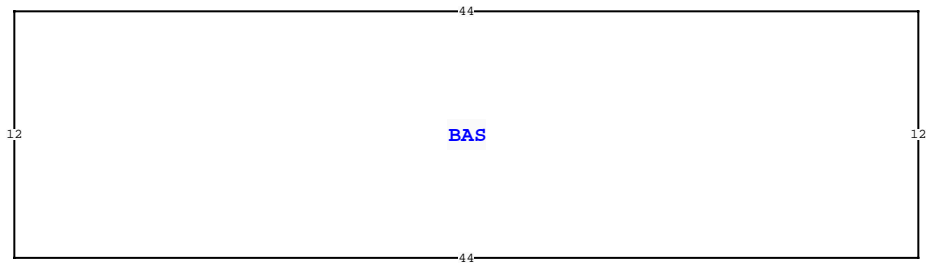
COMM NW COR OF E 446.41 FT OF W
OF SE1/4 OF NW1/4 AS LIES N OF C
LINE 313.10 FT FOR POB, E 223.96

SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

2025

04-4S-16-02772-058


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	01	FLAT 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		1 100	
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	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	528	100	
TOTALS	528		528 13,166

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0800	02	528	103.9000	62.34	32,916	1969	1969		0	0	60.00	40.00													
3 MOBILE HME - 0% - 0 Heated Area: 528 HX Base Yr																									
																									
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>														BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																							
XF DATE		LAND DATE																							
INC DATE		AG DATE																							

COLUMBIA COUNTY PROPERTY				PAGE 3 of 13	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				223,904		
TOTAL MARKET OB/XF VALUE				55,900		
TOTAL LAND VALUE - MARKET				32,400		
TOTAL MARKET VALUE				312,204		
SOH/AGL Deduction				25,762		
ASSESSED VALUE				286,442		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				286,442		
TOTAL JUST VALUE				312,204		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				267,906		
SALE:5:1: SALE INCLUDED 13 MOBILE HOMES						
BLDG:5:1: LOT 5						
XFOB:5:1: BUDDY MH ID#6012BG3318 ON DEED & RP'D						
XFOB:4:1: NEW MOON ID#710164 ON DEED & RP'D/LIVES						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1156	11/28/2018	WD	Q	I	01	307,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W44 S12 E44 N12\$.						

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
119 SW JOYFUL LOOP, LAKE CITY																
TOTALS 528 528 13,166																

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COMM NW COR OF E 446.41 FT OF W
OF SE1/4 OF NW1/4 AS LIES N OF C
LINE 313.10 FT FOR POB, E 223.96

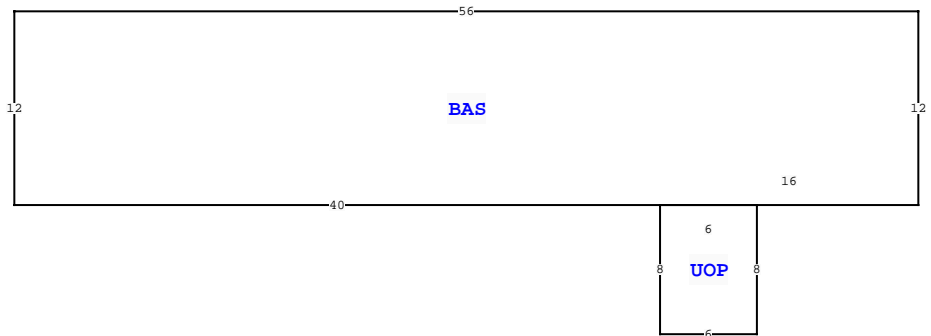
SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

2025

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	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	
Architactual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
UOP	48	25	
TOTALS	720		684 17,220

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	684	104.9000	62.94	43,051	1968	1968	0	0	0	60.00	40.00
4 MOBILE HME - 0% - 0 Heated Area: 672 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 13
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			223,904
TOTAL MARKET OB/XF VALUE			55,900
TOTAL LAND VALUE - MARKET			32,400
TOTAL MARKET VALUE			312,204
SOH/AGL Deduction			25,762
ASSESSED VALUE			286,442
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			286,442
TOTAL JUST VALUE			312,204
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,906
SALE: 4:1: MOBILE HOME PARK			
BLDG: 4:1: LOT 4			
SALE: 3:1: INCLUDED PP MOBILE HOME PARK			
XFOB: 3:1: ID#7711 PEACH MOBILE HOME ON DEED & RP'D			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/1156	11/28/2018	WD Q	Q	I	01	307,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD Q	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

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

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W56 S12 E40 UOP= S8 E6 N8 W6\$ E16 N12\$.			

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

COMM NW COR OF E 446.41 FT OF W
OF SE1/4 OF NW1/4 AS LIES N OF C
LINE 313.10 FT FOR POB, E 223.96

SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

2025

04-4S-16-02772-058



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	01	FLAT 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	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	672	100	16,918
TOTALS	672		16,918

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0800	02	672	104.9000	62.94	42,296	1969	1969	0	0	60.00	40.00													
5 MOBILE HME - 0% - 0																								
Heated Area: 672						HX Base Yr																		
<div style="border: 1px solid black; padding: 10px; text-align: center;"> </div>																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 5 of 13
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
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TOTAL MARKET OB/XF VALUE		55,900	
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TOTAL MARKET VALUE		312,204	
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ASSESSED VALUE		286,442	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		286,442	
TOTAL JUST VALUE		312,204	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		267,906	
BLDG:3:1: LOT 3			
SALE:2:1: 2 ACRES WITH 13 MOBILE HOMES			
XFOB:2:1: ID#60GV354512 ON DEED PLYMOUTH MH (RP'			
BLDG:2:1: LOT 2			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1156	11/28/2018	WD	Q	I	01	307,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S12 E56 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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

COMM NW COR OF E 446.41 FT OF W
OF SE1/4 OF NW1/4 AS LIES N OF C
LINE 313.10 FT FOR POB, E 223.96

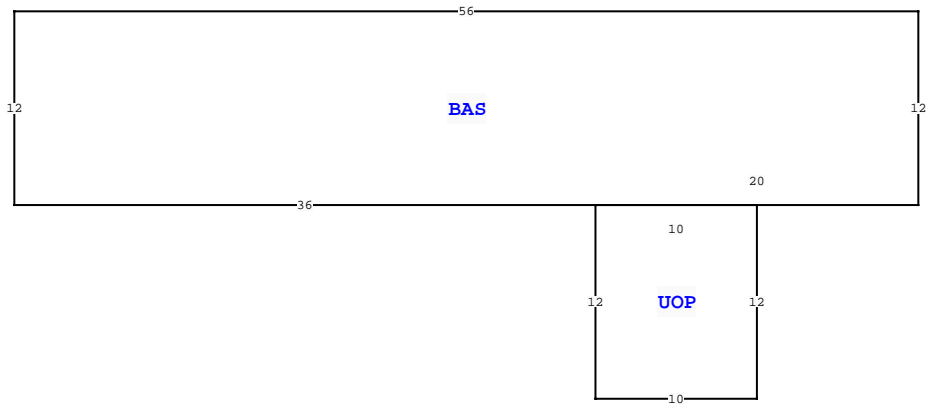
SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

2025

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[Barcode]

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ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	01	FLAT 100	
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Architactual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
UOP	120	25	
TOTALS	792		702 17,674

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	702	104.9000	62.94	44,184	1969	1969	0	0	60.00	40.00	
6 MOBILE HME - 0% - 0 Heated Area: 672 HX Base Yr												



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 6 of 13
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Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			223,904
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TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			286,442
TOTAL JUST VALUE			312,204
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,906
LAND:2:1: 6 SEPTICS AE/N:1 PULLED OUT FOR HX (7 TO			
XFOB:14:1: CONCORD MH ID#0781 (ON DEED & RP'D)			
BLDG:13:1: LOT 13			
XFOB:13:1: VAND MH ID#4KCS6012C2N7507			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/1156	11/28/2018	WD	Q	I	01	307,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

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

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W56 S12 E36 UOP= S12 E10 N12 W10\$ E20 N12\$.												

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

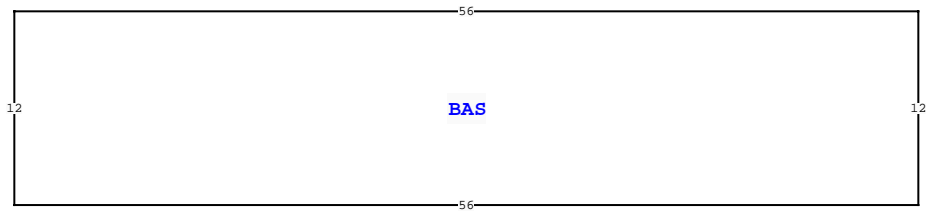
COMM NW COR OF E 446.41 FT OF W
OF SE1/4 OF NW1/4 AS LIES N OF C
LINE 313.10 FT FOR POB, E 223.96

SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

2025

04-4S-16-02772-058


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	01	FLAT 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	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
TOTALS	672		672 16,918

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
0800	02	672	104.9000	62.94	42,296	1972	1972	0	0	60.00	40.00													
7 MOBILE HME - 0% - 0 Heated Area: 672 HX Base Yr																								
																								
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																						
XF DATE		LAND DATE																						
INC DATE		AG DATE																						

COLUMBIA COUNTY PROPERTY				PAGE 7 of 13	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				223,904		
TOTAL MARKET OB/XF VALUE				55,900		
TOTAL LAND VALUE - MARKET				32,400		
TOTAL MARKET VALUE				312,204		
SOH/AGL Deduction				25,762		
ASSESSED VALUE				286,442		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				286,442		
TOTAL JUST VALUE				312,204		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				267,906		
BLDG:12:1: LOT 12						
XFOB:12:1: PARKWOOD MH ID#6012M9012 ON DEED & RP'D						
BLDG:11:1: LOT 11						
XFOB:11:1: GRENADIER MH ID#G6554 (ON DEED & RP'D)						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1156	11/28/2018	WD	Q	I	01	307,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W56 S12 E56 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
119 SW JOYFUL LOOP, LAKE CITY																
TOTALS 672 672 16,918																

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		

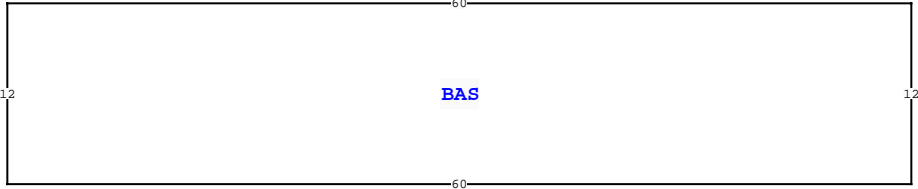
COMM NW COR OF E 446.41 FT OF W
OF SE1/4 OF NW1/4 AS LIES N OF C
LINE 313.10 FT FOR POB, E 223.96

SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

2025

04-4S-16-02772-058


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	01	FLAT 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		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	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	
TOTALS	720		18,472

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	720	106.9000	64.14	46,181	1969	1969		0	0	60.00	40.00
8 MOBILE HME - 0% - 0			Heated Area: 720			HX Base Yr						
												

COLUMBIA COUNTY PROPERTY				PAGE 8 of 13	2																												
VALUATION SUMMARY																																	
VALUATION BY				STANDARD																													
Tax Group: 2				Tax Dist:																													
BUILDING MARKET VALUE				223,904																													
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SOH/AGL Deduction				25,762																													
ASSESSED VALUE				286,442																													
TOTAL EXEMPTION VALUE				0																													
BASE TAXABLE VALUE				286,442																													
TOTAL JUST VALUE				312,204																													
NCON VALUE				0																													
INCOME VALUE																																	
PREVIOUS YEAR MKT VALUE				267,906																													
BLDG:10:1: LOT 10																																	
XFOB:10:1: NEW MOON MH ID#60419437 (ON DEED & RP'D																																	
SALE:1:1: INCLUDED 13 MOBILE HOMES CHUCK IS CHECK																																	
BLDG:1:1: LOT 1																																	
PERMIT NUM	DESCRIPTION	AMT	ISSUED																														
<p align="center">SALES DATA</p> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1373/1156</td> <td>11/28/2018</td> <td>WD</td> <td>Q</td> <td>I</td> <td>01</td> <td>307,000</td> </tr> </tbody> </table> <p>GRANTOR: CHARLES H & GAIL A MO</p> <p>GRANTEE: SHADY OAKS MHC, LLC</p> <table border="1"> <thead> <tr> <th>1000/2829</th> <th>11/26/2003</th> <th>WD</th> <th>Q</th> <th>I</th> <th></th> <th>159,900</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p>GRANTOR: SHADY OAKS OF LAKE CI</p> <p>GRANTEE: MOORE</p>						OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1373/1156	11/28/2018	WD	Q	I	01	307,000	1000/2829	11/26/2003	WD	Q	I		159,900							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																											
1373/1156	11/28/2018	WD	Q	I	01	307,000																											
1000/2829	11/26/2003	WD	Q	I		159,900																											
<p align="center">BUILDING NOTES</p>																																	
<p align="center">BUILDING DIMENSIONS</p> <p>BAS= W60 S12 E60 N12\$.</p>																																	

EXTRA FEATURES																																										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON																														
119 SW JOYFUL LOOP, LAKE CITY																																										
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<table border="1"> <thead> <tr> <th>UNIT TYPE</th> <th>D</th> <th>DPHT FACT</th> <th>% COND</th> <th>TOT ADJ</th> <th>UNIT PRICE</th> <th>ADJ UNIT PRICE</th> <th>LAND VALUE</th> <th>OTHER ADJUSTMENTS AND NOTES</th> <th>YEAR</th> <th>DENSITY</th> <th>DECL</th> <th>FRZ</th> <th>YR</th> <th>CONSRV</th> </tr> </thead> <tbody> <tr> <td colspan="15">0</td> </tr> </tbody> </table>													UNIT TYPE	D	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	0														
UNIT TYPE	D	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																												
0																																										

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



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	26	ALM SIDING 100			
Roof Structur	02	SHED 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		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	2802MH PARK				
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	720	100		720	18,472
TOTALS	720			720	18,472

MARKET ADJUSTMENTS															
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND				
0800	02	720	106.9000	64.14	46,181	1968	1968	0	0	60.00	40.00				
9 MOBILE HME - 0% - 0															
Heated Area: 720															
HX Base Yr															

COLUMBIA COUNTY PROPERTY			PAGE 9 of 13	2
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			223,904	
TOTAL MARKET OB/XF VALUE			55,900	
TOTAL LAND VALUE - MARKET			32,400	
TOTAL MARKET VALUE			312,204	
SOH/AGL Deduction			25,762	
ASSESSED VALUE			286,442	
TOTAL EXEMPTION VALUE			0	
BASE TAXABLE VALUE			286,442	
TOTAL JUST VALUE			312,204	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			267,906	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1156	11/28/2018	WD	Q	I	01	307,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

EXTRA FEATURES																	
L	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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W60 S12 E60 N12\$.	

LAND DESCRIPTION															TOTAL OB/XF										0				
L	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R	D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				

COMM NW COR OF E 446.41 FT OF W
OF SE1/4 OF NW1/4 AS LIES N OF C
LINE 313.10 FT FOR POB, E 223.96

SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

2025

04-4S-16-02772-058



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	26 ALM SIDING 100
Roof Structure	01 FLAT 100
Roof Cover	01 MINIMUM 100
Interior Wall	04 PLYWOOD 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Stories	1. 1. 100
Architectural Units	01 CONV 100 0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	672	106.9000	64.14	43,102	1972	1972	0	0	60.00	40.00	

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

COLUMBIA COUNTY PROPERTY		PAGE 10 of 13	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	223,904		
TOTAL MARKET OB/XF VALUE	55,900		
TOTAL LAND VALUE - MARKET	32,400		
TOTAL MARKET VALUE	312,204		
SOH/AGL Deduction	25,762		
ASSESSED VALUE	286,442		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	286,442		
TOTAL JUST VALUE	312,204		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	267,906		

Quality	05 05				
DOR CODE	2802MH PARK				
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	672	100		672	17,241
TOTALS	672			672	17,241

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

119 SW JOYFUL LOOP, LAKE CITY

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/1156	11/28/2018	WD	Q	I	01	307,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S12 E56 N12\$.

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

TOTAL OB/XF																	0							

COMM NW COR OF E 446.41 FT OF W
OF SE1/4 OF NW1/4 AS LIES N OF C
LINE 313.10 FT FOR POB, E 223.96

SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

2025

04-4S-16-02772-058



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
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Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectural	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
UOP	64	25	
TOTALS	736		688 17,651

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
11		MOBILE HME - 0% - 0			44,128	1972	1972		0	60.00	40.00													
			Heated Area: 672			HX Base Yr																		
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																			

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 11 of 13	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			223,904
TOTAL MARKET OB/XF VALUE			55,900
TOTAL LAND VALUE - MARKET			32,400
TOTAL MARKET VALUE			312,204
SOH/AGL Deduction			25,762
ASSESSED VALUE			286,442
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			286,442
TOTAL JUST VALUE			312,204
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/1156	11/28/2018	WD	Q	I	01	307,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W56 S12 E40 UOP= S8 E8 N8 W8\$ E16 N12\$.	

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
119 SW JOYFUL LOOP, LAKE CITY																
TOTALS 736 688 17,651																
TOTAL OB/XF 0																

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

COMM NW COR OF E 446.41 FT OF W
OF SE1/4 OF NW1/4 AS LIES N OF C
LINE 313.10 FT FOR POB, E 223.96

SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

2025

04-4S-16-02772-058
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
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Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
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Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		2 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectural	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
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UOP	64	25	
TOTALS	736		688 17,651

MARKET ADJUSTMENTS																									
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0800	02	688	106.9000	64.14	44,128	1971	1971	0	0	60.00	40.00														
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				

COLUMBIA COUNTY PROPERTY		PAGE 12 of 13	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		223,904	
TOTAL MARKET OB/XF VALUE		55,900	
TOTAL LAND VALUE - MARKET		32,400	
TOTAL MARKET VALUE		312,204	
SOH/AGL Deduction		25,762	
ASSESSED VALUE		286,442	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		286,442	
TOTAL JUST VALUE		312,204	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		267,906	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/1156	11/28/2018	WD Q	Q	I	01	307,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD Q	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S12 E34 UOP= S8 E8 N8 W8\$ E22 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										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

COMM NW COR OF E 446.41 FT OF W
 OF SE1/4 OF NW1/4 AS LIES N OF C
 LINE 313.10 FT FOR POB, E 223.96

SHADY OAKS MHC, LLC
 1619 SW 19TH ST
 MIAMI, FL 33145

2025

04-4S-16-02772-058



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	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		05	05
DOR CODE		2802MH PARK	
MAP NUM			06
NEIGHBORHOOD/LOC		4416.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	672	100	16,918
UOP	64	25	403
TOTALS	736		17,321

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	688	104.9000	62.94	43,303	1962	1962	0	0	0	60.00	40.00
13 MOBILE HME - 0% - 0 Heated Area: 672 HX Base Yr												

COLUMBIA COUNTY PROPERTY		PAGE 13 of 13	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			223,904
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S12 E38 UOP= S8 E8 N8 W8\$ E18 N12\$.

EXTRA FEATURES														TOTAL OB/XF				
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		
119 SW JOYFUL LOOP, LAKE CITY																		

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