COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

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 100
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
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

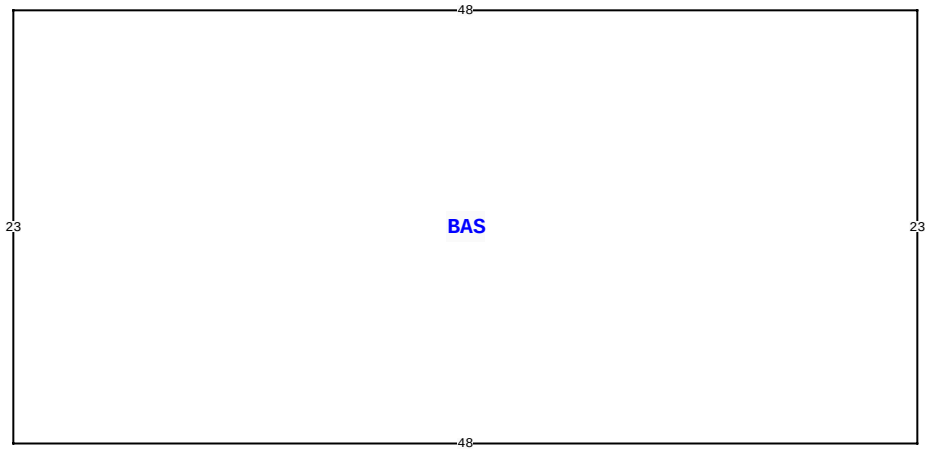
DOR CODE 2802 MH PARK
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 4417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	9,241
TOTALS	1,104			1,104	9,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,104	55.8000	33.48	36,962	1980	1980	0	0	15	60.00	25.00

1 MOBILE HME 0% - 0 Heated Area: 1104 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

BLDG:34:1: LOT 40 MH NOT LIVEABLE AND WILL BE DEM
XFOB:1:1: AP 50% SIZE FACTOR FOR 59 MHP SITES
BLDG:47:1: LOT 59
BLDG:46:1: LOT 58

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051721	Electrical Servic	0	12/05/2024
31130	M H	375	06/12/2013
24288	M H	275	03/23/2006
22659	M H	300	01/04/2005
22660	M H	300	01/04/2005
22661	M H	300	01/04/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S23 E48 N23$.

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	0259	MHP HOOKUP	0	0	0	0	59.00	UT	4,300.00	4,300.00	30	0	0	3	30	76,110	
2	0261	PRCH, UOP	0	0	10	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	
3	0261	PRCH, UOP	0	0	20	9	1.00	UT	0.00	0.00	100	1993	1993	3	100	550	
4	0266	PRCH,FEP	0	0	21	6	1.00	UT	12,500.00	12,500.00	20	1993	1993	3	20	2,500	
5	0263	PRCH,USP	0	0	11	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0260	PAVEMENT-A	0	0	16	1653	26,448.00	UT	0.90	0.90	20	2001	2001	3	20	4,761	
7	0263	PRCH,USP	0	0	10	14	140.00	UT	3.00	3.00	100	2001	2001	3	100	420	
8	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 85,191

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	0210	C	TRLR PARK	0		00	0.00	0.00	14.66	AC		1.00	1.00	0.75	7,000.00	5,250.00	76,965							
2	9520	C	LAKE	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	25.00	25.00	50							

REVIEW DATE 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

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		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

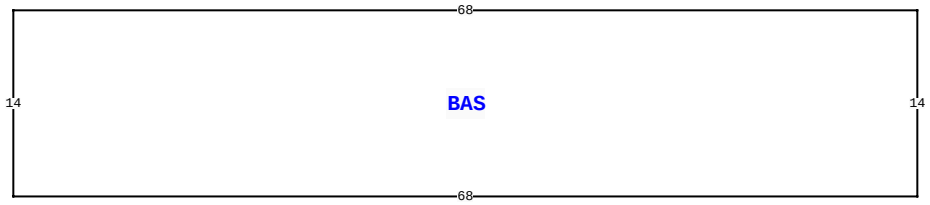
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100		952	7,873
TOTALS	952			952	7,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	952	55.1400	33.08	31,492	1980	1980	0	0	15	60.00	25.00

2 MOBILE HME 0% - 0 Heated Area: 952 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

BLDG:45:1: LOT 56
BLDG:43:1: LOT 51
BLDG:42:1: LOT 52
BLDG:41:1: LOT 53

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14893	M H	125	12/30/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S14 E68 N14$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

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		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

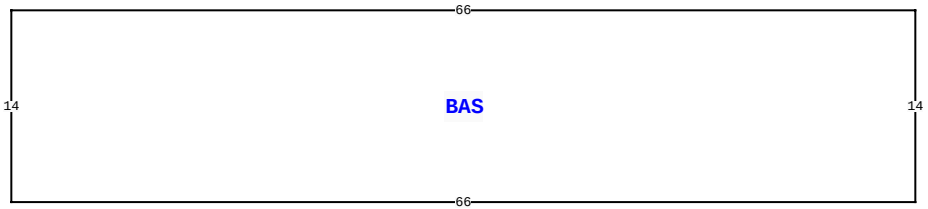
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	12,226
TOTALS	924			924	12,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	55.1400	33.08	30,566	1978	1978	0	0	0	60.00	40.00

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



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

BLDG:40:1: LOT 46
BLDG:39:1: LOT 45
BLDG:38:1: LOT 44
BLDG:37:1: LOT 43

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
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774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

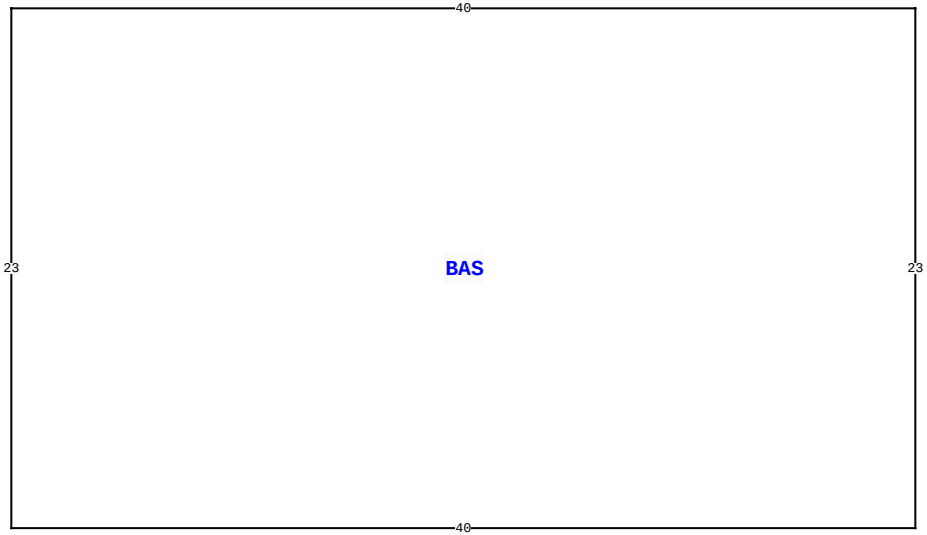
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	7,609
TOTALS	920			920	7,608

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	920	55.1400	33.08	30,434	1980	1980	0	0	15	60.00	25.00

4 MOBILE HME 0% - 0 Heated Area: 920 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

BLDG:36:1: LOT 42
BLDG:35:1: LOT 41
BLDG:33:1: LOT 39
XFOB:24:1: LOT 54

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S23 E40 N23$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

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FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

BUILDING CHARACTERISTICS

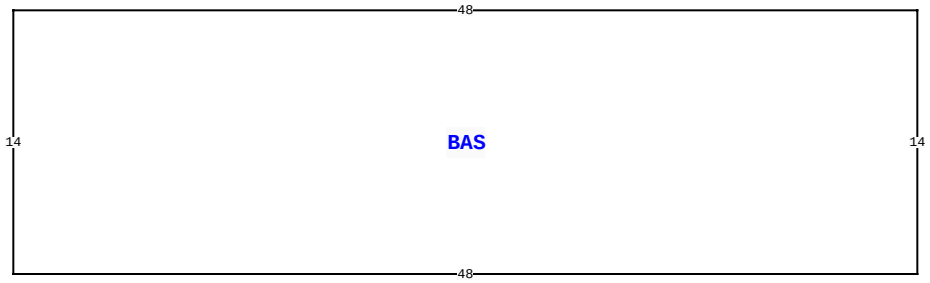
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	8,021
TOTALS	672			672	8,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	49.7400	29.84	20,052	1978	1978	0	0	0	60.00	40.00

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



COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

XFOB:23:1: LOT 52
XFOB:22:1: LOT 41
XFOB:21:1: LOT 39
BLDG:9:1: LOT 9

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E48 N14$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

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FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

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2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
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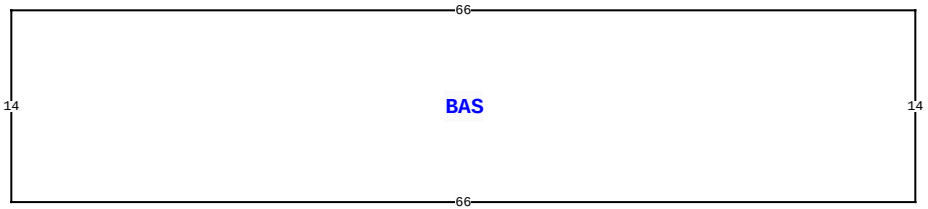
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	11,960
TOTALS	924			924	11,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	53.9400	32.36	29,901	1975	1975	0	0	0	60.00	40.00

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



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

BLDG:8:1: LOT 8
BLDG:7:1: LOT 7
BLDG:6:1: LOT 6
BLDG:5:1: LOT 5

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

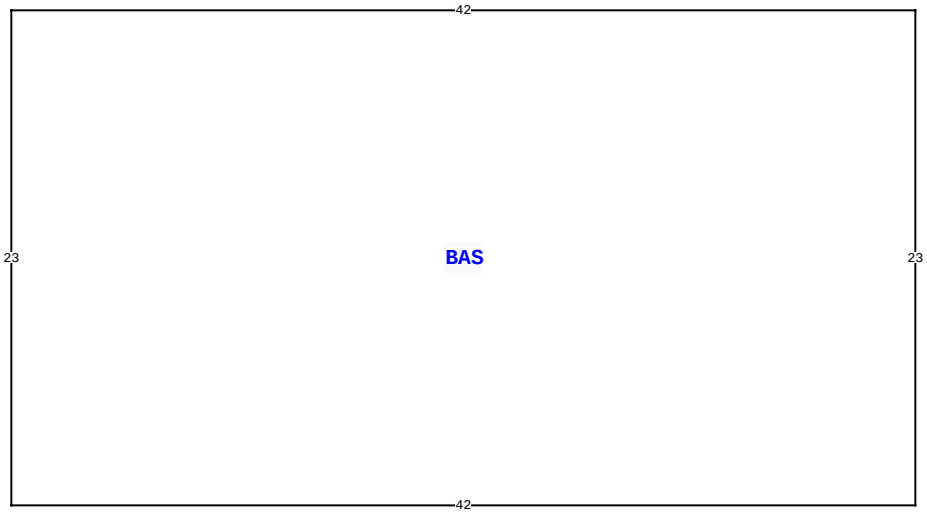
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	966	100		966	8,684
TOTALS	966			966	8,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	966	59.9400	35.96	34,737	1990	1990	0	0	15	60.00	25.00

7 MOBILE HME 0% - 0 Heated Area: 966 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

BLDG:4:1: LOT 4
BLDG:32:1: LOT 38
BLDG:31:1: LOT 37
BLDG:30:1: LOT 36

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S23 E42 N23$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

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		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

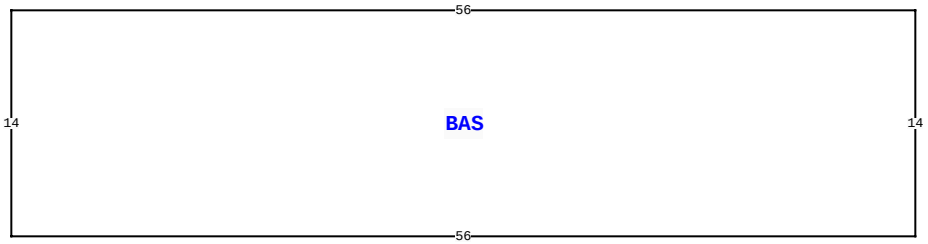
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	7,781
TOTALS	784			784	7,780

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	784	55.1400	33.08	25,935	1980	1980	0	0	10	60.00	30.00

8 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

BLDG:3:1: LOT 3
BLDG:29:1: LOT 35
BLDG:28:1: LOT 33
BLDG:26:1: LOT 31

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

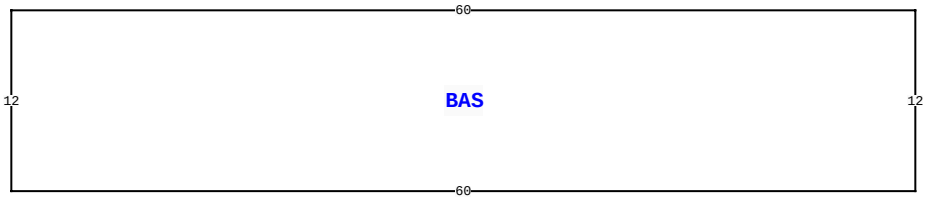
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	8,179
TOTALS	720			720	8,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	720	47.3400	28.40	20,448	1970	1970	0	0	0	60.00	40.00

9 MOBILE HME 0% - 0 Heated Area: 720 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

BLDG:25:1: LOT 30
BLDG:23:1: LOT 27
BLDG:22:1: LOT 25
BLDG:21:1: LOT 24

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E60 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

BUILDING CHARACTERISTICS

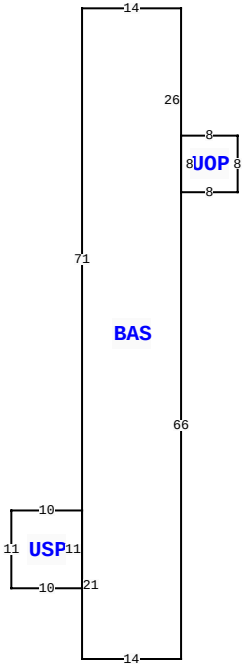
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	10,652
UOP	64	25		16	132
USP	110	35		38	314
TOTALS	1,462			1,342	11,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,342	55.1400	33.08	44,393	1978	1978	0	0	15	60.00	25.00

10 MOBILE HME 0% - 0 Heated Area: 1288 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

XFOB:20:1: LOT 37
BLDG:20:1: LOT 22
BLDG:2:1: LOT 2
BLDG:19:1: LOT 21

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S71 USP= W10 S11 E10 N11$ S21 E14 N66 UOP= E8 N8 W8 S8$ N26$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

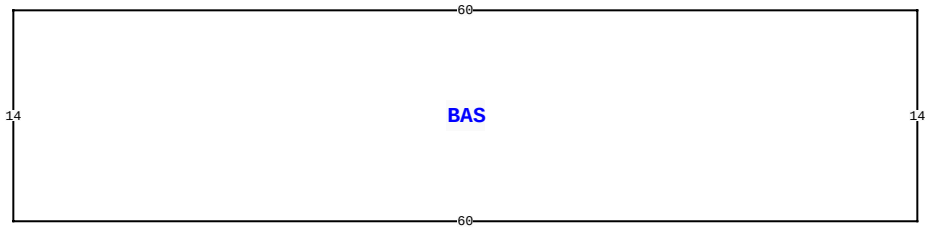
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	6,267
TOTALS	840			840	6,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	840	49.7400	29.84	25,066	1984	1984	0	0	15	60.00	25.00

11 MOBILE HME 0% - 0 Heated Area: 840 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

XFOB:19:1: LOT 36
BLDG:18:1: LOT 20
XFOB:18:1: LOT 35
BLDG:17:1: LOT 19

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E60 N14$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

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	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

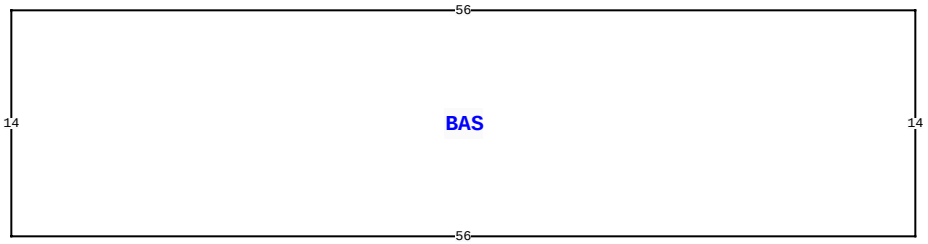
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	5,849
TOTALS	784			784	5,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	784	49.7400	29.84	23,395	1985	1985	0	0	15	60.00	25.00

12 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

XFOB:17:1: LOT 27
BLDG:16:1: LOT 18
XFOB:16:1: LOT 19
XFOB:15:1: LOT 12

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

BUILDING CHARACTERISTICS

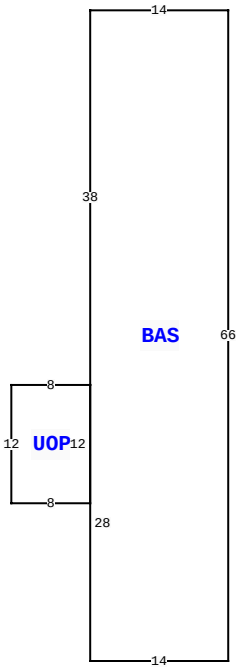
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	11,960
UOP	96	25		24	311
TOTALS	1,020			948	12,271

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	948	53.9400	32.36	30,677	1975	1975	0	0	0	60.00	40.00

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



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

BLDG:15:1: LOT 17
BLDG:14:1: LOT 16
XFOB:14:1: LOT 10
BLDG:13:1: LOT 15

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S38 UOP= W8 S12 E8 N12$ S28 E14 N66$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

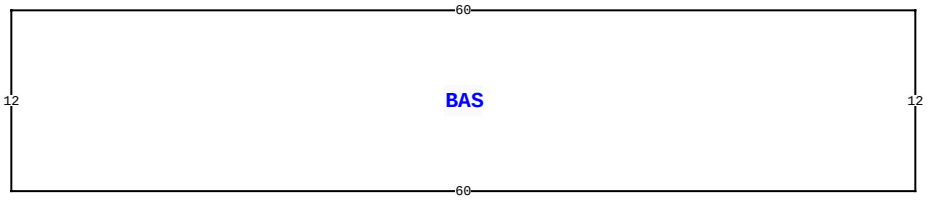
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	6,990
TOTALS	720			720	6,990

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	720	53.9400	32.36	23,299	1980	1980	0	0	10	60.00	30.00

14 MOBILE HME 0% - 0 Heated Area: 720 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

XFOB:13:1: LOT 8
BLDG:12:1: LOT 14
BLDG:11:1: LOT 13
BLDG:10:1: LOT 11

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E60 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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
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	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

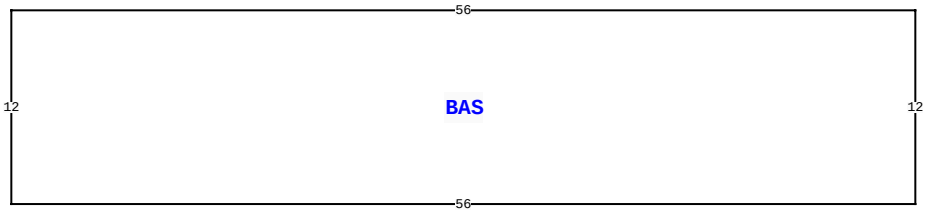
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	7,742
TOTALS	672			672	7,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	48.0000	28.80	19,354	1970	1970	0	0	0	60.00	40.00

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



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PRMT:1:1: LOT 37 SCARLATO
XFOB:9:1: LOT 11
XFOB:8:1: LOT 37
XFOB:7:1: LOT 26

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

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 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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

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	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
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	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

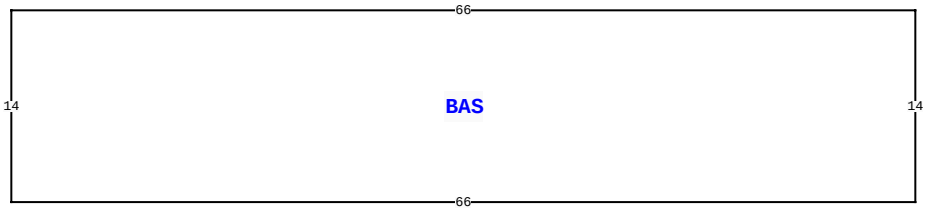
DOR CODE 2802 MH PARK
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 4417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	6,653
TOTALS	924			924	6,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	924	48.0000	28.80	26,611	1982	1982	0	0	15	60.00	25.00

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



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

XFOB:6:1: LOT 26
XFOB:5:1: LOT 21
XFOB:4:1: OLD MH
XFOB:3:1: ASPHALT 12X1650

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

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	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 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	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

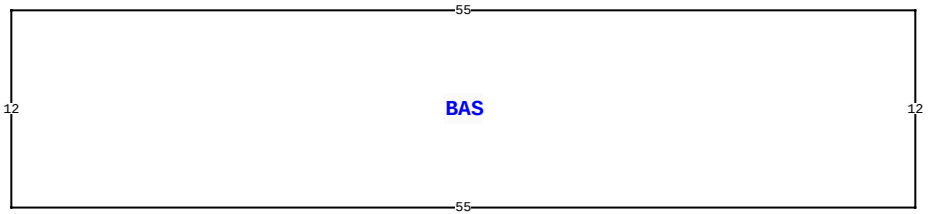
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100		660	4,218
TOTALS	660			660	4,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	660	42.6000	25.56	16,870	1980	1980	0	0	15	60.00	25.00

17 MOBILE HME 0% - 0 Heated Area: 660 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

LAND:3:1: POND IN MIDDLE OF TRAILER PARK

XFOB:2:1: GRAT MH (PD $800)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

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 DIMENSIONS

BAS= W55 S12 E55 N12$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

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	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
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	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

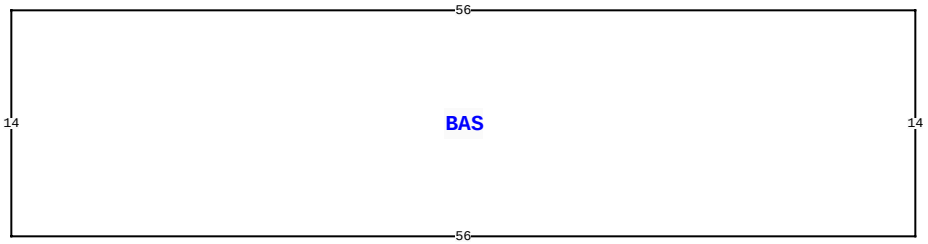
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	5,504
TOTALS	784			784	5,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	784	46.8000	28.08	22,015	1985	1985	0	0	15	60.00	25.00

18 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/09/2025 MLU
AG DATE	

1644 SE COUNTRY CLUB RD, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
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	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

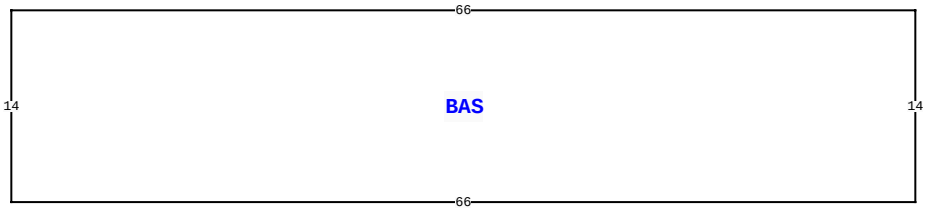
DOR CODE 2802 MH PARK
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 4417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	6,653
TOTALS	924			924	6,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	924	48.0000	28.80	26,611	1985	1985	0	0	15	60.00	25.00

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



COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

BUILDING CHARACTERISTICS

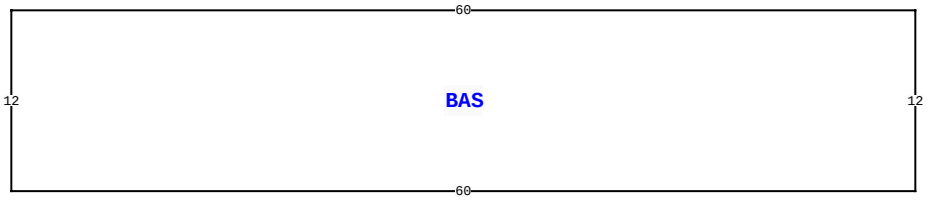
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	5,047
TOTALS	720			720	5,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	720	46.7400	28.04	20,189	1985	1985	0	0	15	60.00	25.00

20 MOBILE HME 0% - 0 Heated Area: 720 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E60 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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

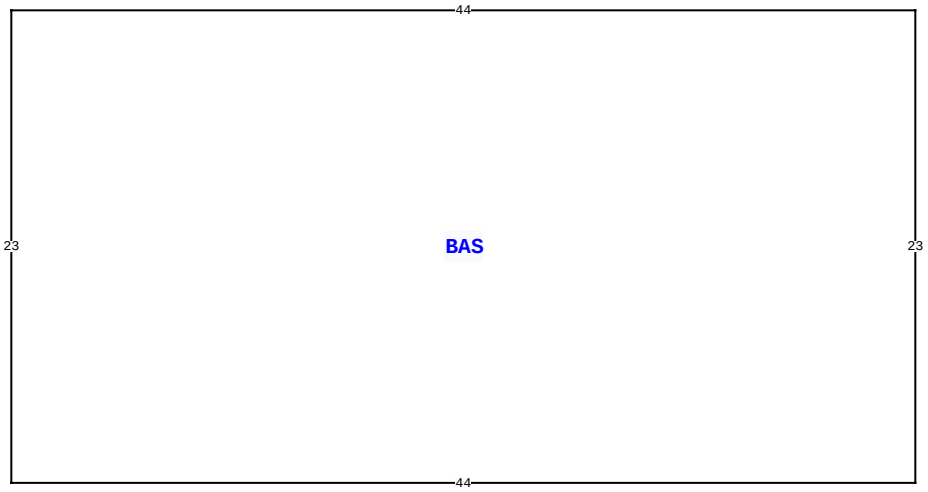
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100		1,012	9,497
TOTALS	1,012			1,012	9,496

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,012	52.1400	31.28	31,655	1980	1980	0	0	10	60.00	30.00

21 MOBILE HME 0% - 0 Heated Area: 1012 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S23 E44 N23$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

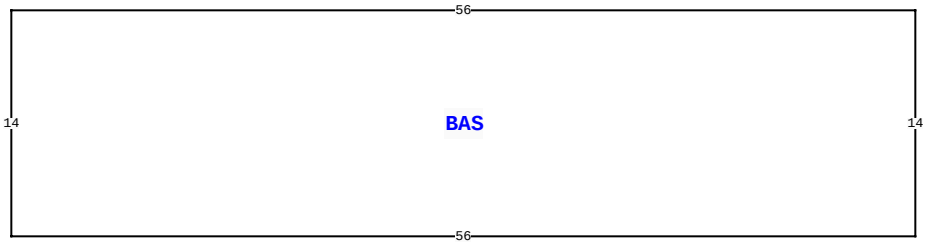
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	10,148
TOTALS	784			784	10,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	53.9400	32.36	25,370	1978	1978	0	0	0	60.00	40.00

22 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/09/2025 MLU
AG DATE	

1644 SE COUNTRY CLUB RD, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 N14$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

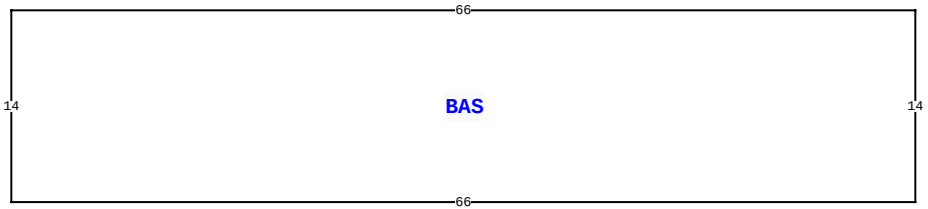
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	11,960
TOTALS	924			924	11,960

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	53.9400	32.36	29,901	1978	1978	0	0	0	60.00	40.00

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



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 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	01	01 100
Quality	02	02

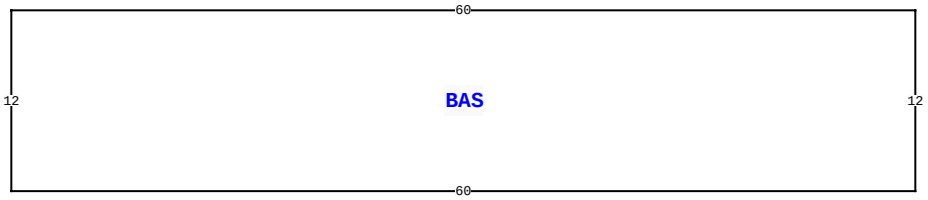
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	10,212
TOTALS	720			720	10,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	720	59.0920	35.46	25,531	1979	1979	0	0	0	60.00	40.00

24 MOBILE HME 0% - 0 Heated Area: 720 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E60 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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

BUILDING CHARACTERISTICS

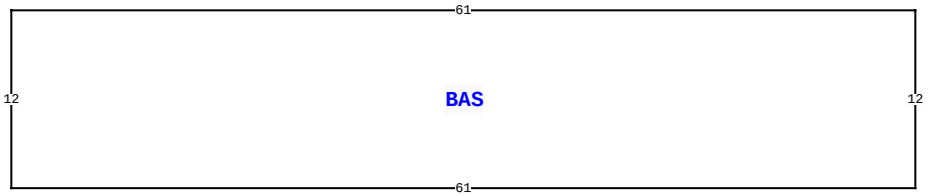
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	732	100		732	9,264
TOTALS	732			732	9,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	732	52.7400	31.64	23,160	1974	1974	0	0	0	60.00	40.00

25 MOBILE HME 0% - 0 Heated Area: 732 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S12 E61 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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

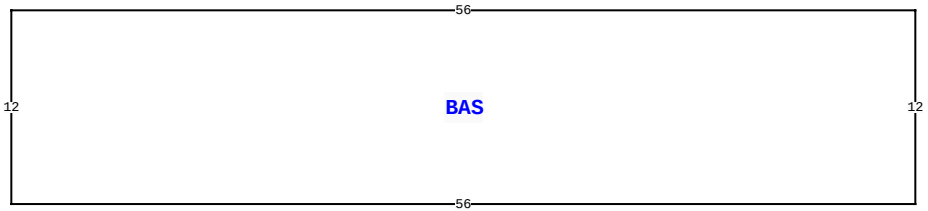
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	8,795
TOTALS	672			672	8,795

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	54.5400	32.72	21,988	1972	1972	0	0	0	60.00	40.00

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



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

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 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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

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FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

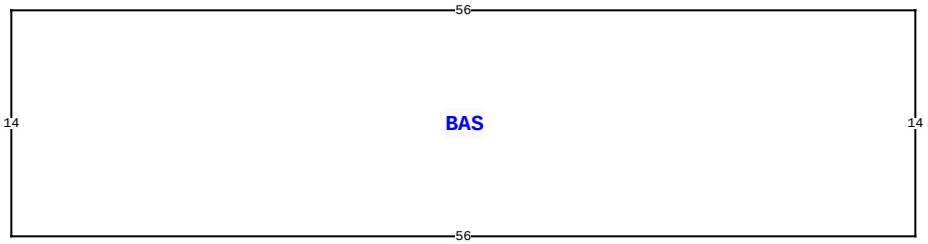
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	6,343
TOTALS	784			784	6,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	784	53.9400	32.36	25,370	1988	1988	0	0	15	60.00	25.00

27 MOBILE HME 0% - 0 Heated Area: 784 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

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FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

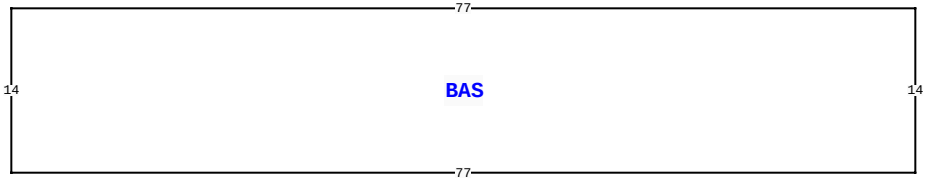
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,078	100		1,078	14,109
TOTALS	1,078			1,078	14,109

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,078	54.5400	32.72	35,272	1977	1977	0	0	0	60.00	40.00

28 MOBILE HME 0% - 0 Heated Area: 1078 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W77 S14 E77 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

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FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

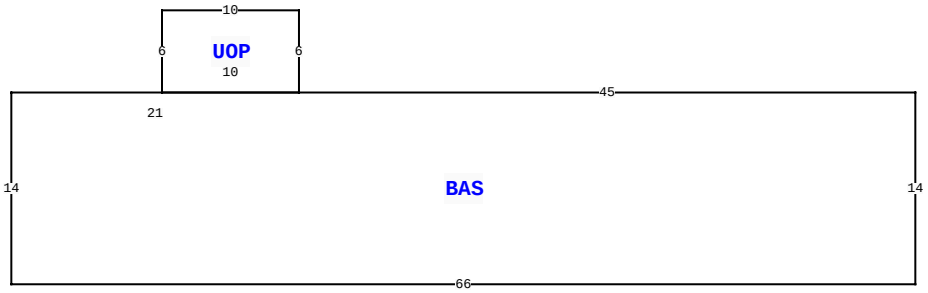
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	7,725
UOP	60	25		15	126
TOTALS	984			939	7,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	939	55.7400	33.44	31,400	1988	1988	0	0	15	60.00	25.00

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



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
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TOTAL MARKET VALUE	571,261
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ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 UOP= N6 W10 S6 E10$ W21 S14 E66 N14$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

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FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

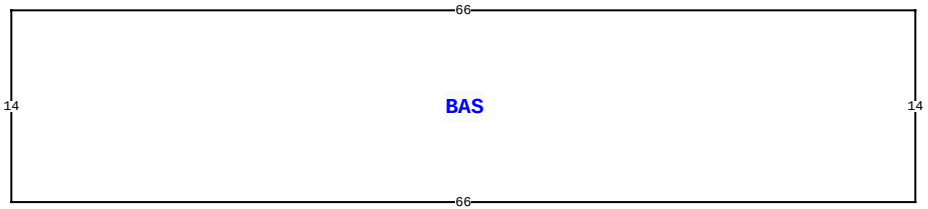
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	8,224
TOTALS	924			924	8,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	924	59.3400	35.60	32,894	1990	1990	0	0	15	60.00	25.00

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



VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
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TOTAL LAND VALUE - MARKET	77,015
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ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

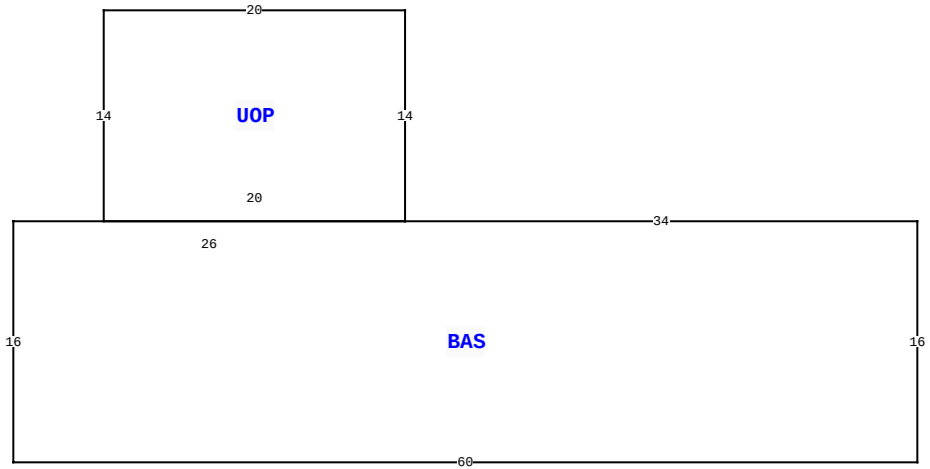
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	11,808
UOP	280	25		70	861
TOTALS	1,240			1,030	12,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,030	82.0080	49.20	50,676	1995	1995	0	0	15	60.00	25.00

31 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UOP= N14 W20 S14 E20$ W26 S16 E60 N16$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

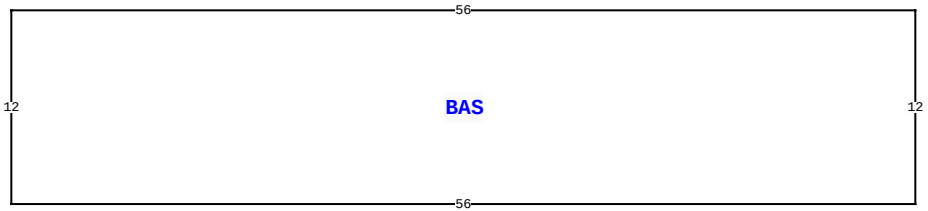
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	8,505
TOTALS	672			672	8,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	52.7400	31.64	21,262	1972	1972	0	0	0	60.00	40.00

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



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

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 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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

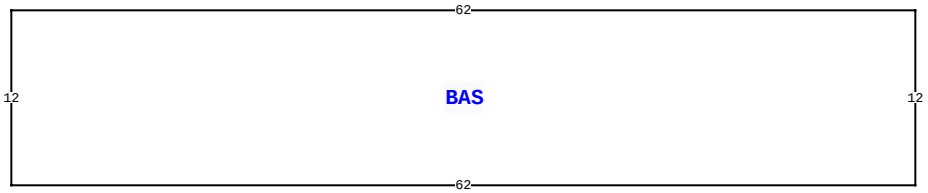
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100		744	9,416
TOTALS	744			744	9,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	744	52.7400	31.64	23,540	1974	1974	0	0	0	60.00	40.00

33 MOBILE HME 0% - 0 Heated Area: 744 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S12 E62 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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

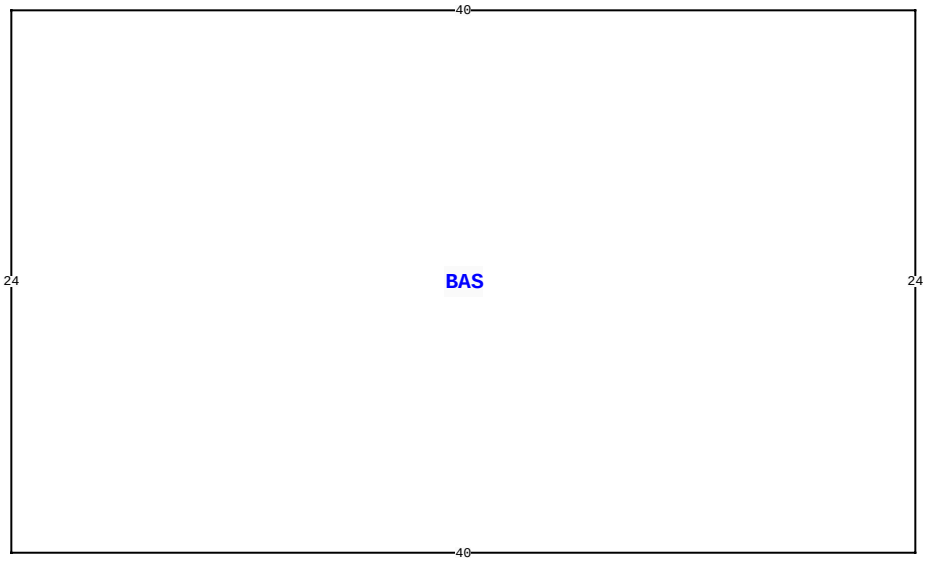
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	8,026
TOTALS	960			960	8,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	960	55.7400	33.44	32,102	1988	1988	0	0	15	60.00	25.00

35 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

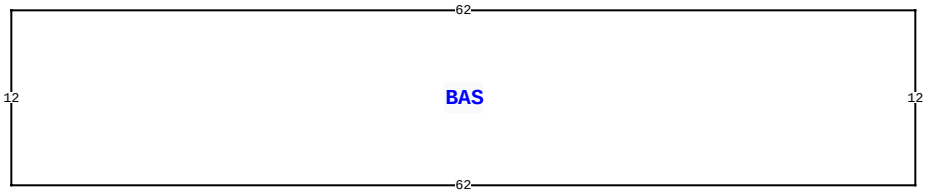
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	744	100		744	9,738
TOTALS	744			744	9,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	744	54.5400	32.72	24,344	1978	1978	0	0	0	60.00	40.00

36 MOBILE HME 0% - 0 Heated Area: 744 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W62 S12 E62 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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

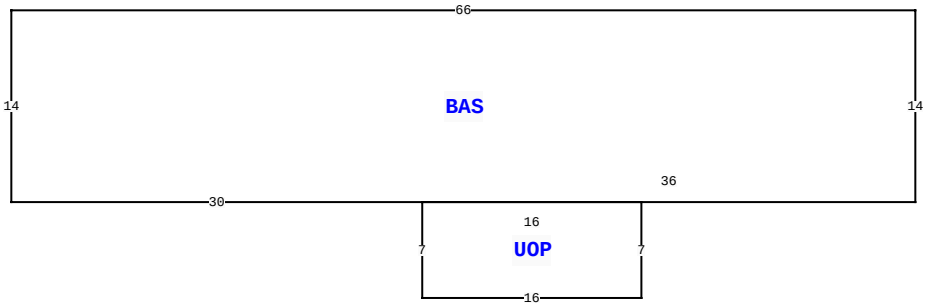
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	12,093
UOP	112	25		28	366
TOTALS	1,036			952	12,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	952	54.5400	32.72	31,149	1970	1970	0	0	0	60.00	40.00

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



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E30 UOP= S7 E16 N7 W16$ E36 N14$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

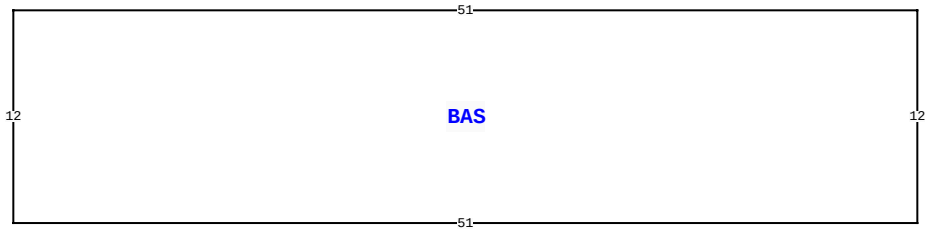
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	612	100		612	8,020
TOTALS	612			612	8,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	612	54.6075	32.76	20,049	1975	1975	0	0	0	60.00	40.00

38 MOBILE HME 0% - 0 Heated Area: 612 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S12 E51 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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

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FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

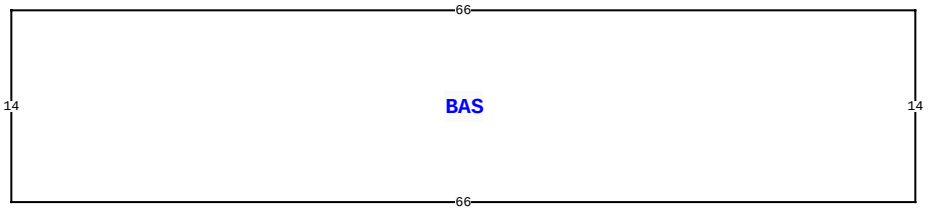
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	9,070
TOTALS	924			924	9,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	924	54.5400	32.72	30,233	1980	1980	0	0	10	60.00	30.00

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



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

1644 SE COUNTRY CLUB RD, LAKE CITY

BUILDING NOTES

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 DIMENSIONS

BAS= W66 S14 E66 N14$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

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FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

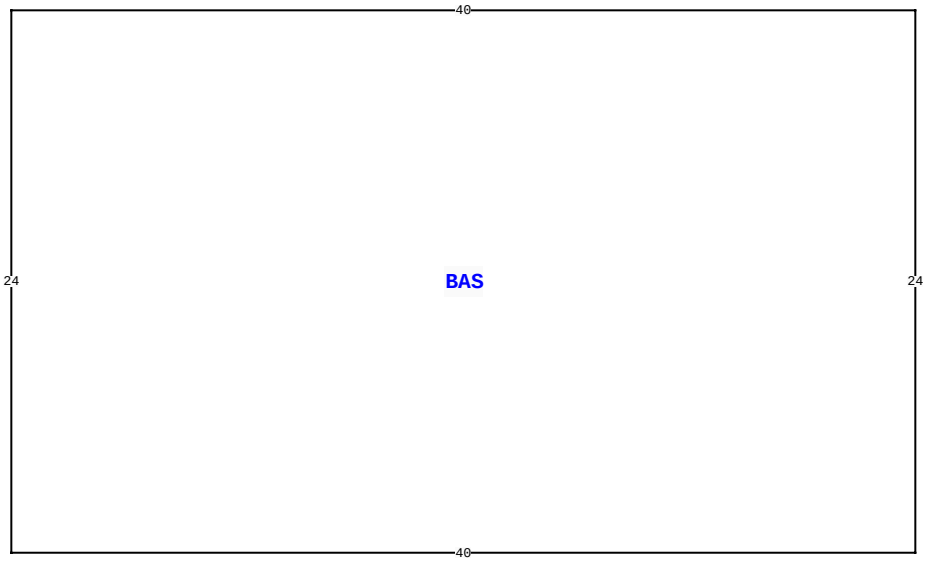
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	15,379
TOTALS	960			960	15,379

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	66.7575	40.05	38,448	1990	1990	0	0	0	60.00	40.00

40 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

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FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

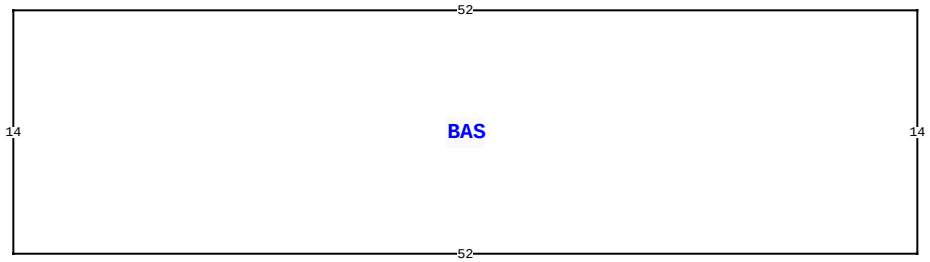
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	7,067
TOTALS	728			728	7,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	728	53.9400	32.36	23,558	1982	1982	0	0	10	60.00	30.00

41 MOBILE HME 0% - 0 Heated Area: 728 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 E52 N14$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

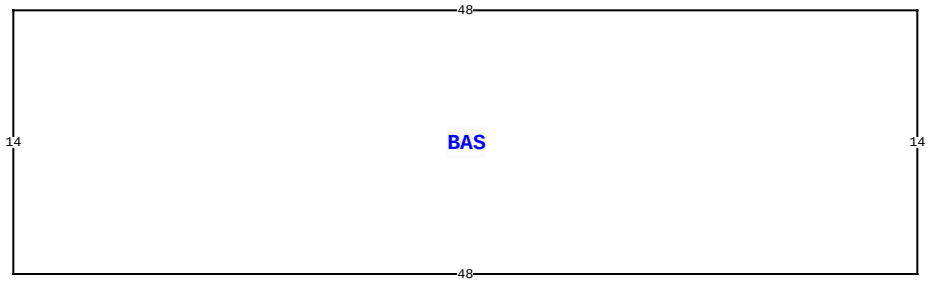
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	6,524
TOTALS	672			672	6,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	672	53.9400	32.36	21,746	1982	1982	0	0	10	60.00	30.00

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



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
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ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E48 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

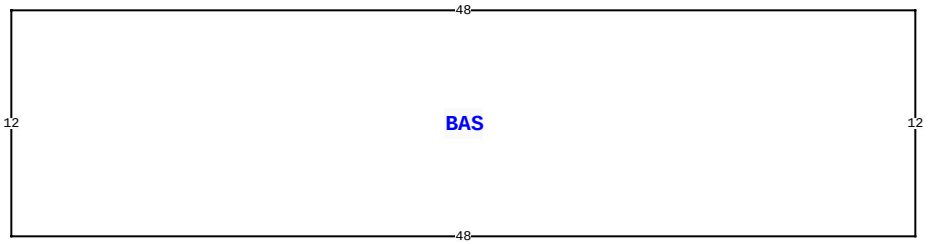
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	7,642
TOTALS	576			576	7,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	576	55.2825	33.17	19,106	1975	1975	0	0	0	60.00	40.00

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



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S12 E48 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

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	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Quality	02	02

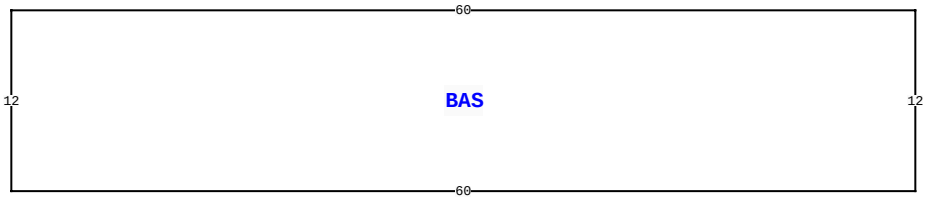
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	0	100		0	0
BAS	720	100		720	7,571
TOTALS	720			720	7,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	720	58.4120	35.05	25,236	1985	1985	0	0	10	60.00	30.00

44 MOBILE HME 0% - 0 Heated Area: 720 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
SOH/AGL Deduction	48,471
ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= BAS= W60 S12 E60 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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

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POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

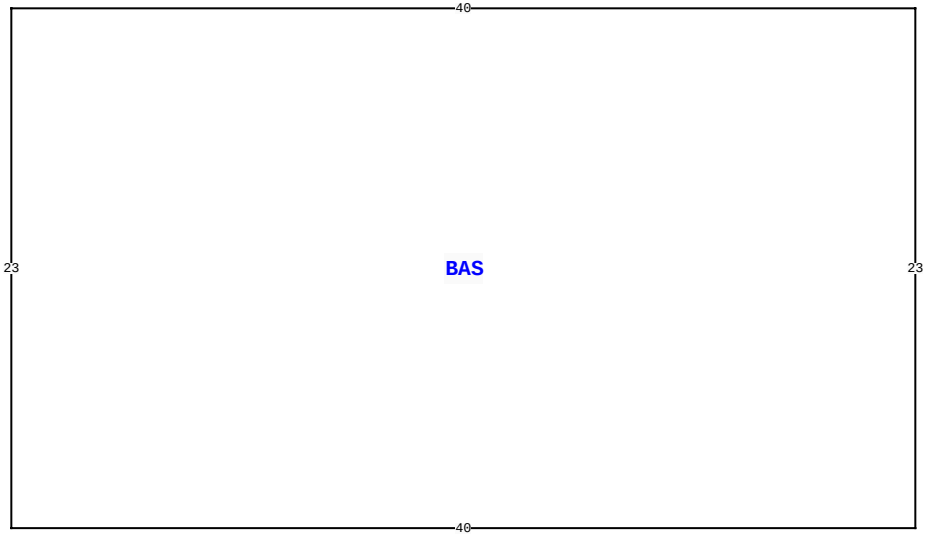
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	920	100		920	9,726
TOTALS	920			920	9,726

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	920	58.7400	35.24	32,421	1980	1980	0	0	10	60.00	30.00

45 MOBILE HME 0% - 0 Heated Area: 920 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
TOTAL MARKET VALUE	571,261
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ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S23 E40 N23$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

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POND VIEW LLC
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LAKE CITY, FL 32025

2026

04-4S-17-07598-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

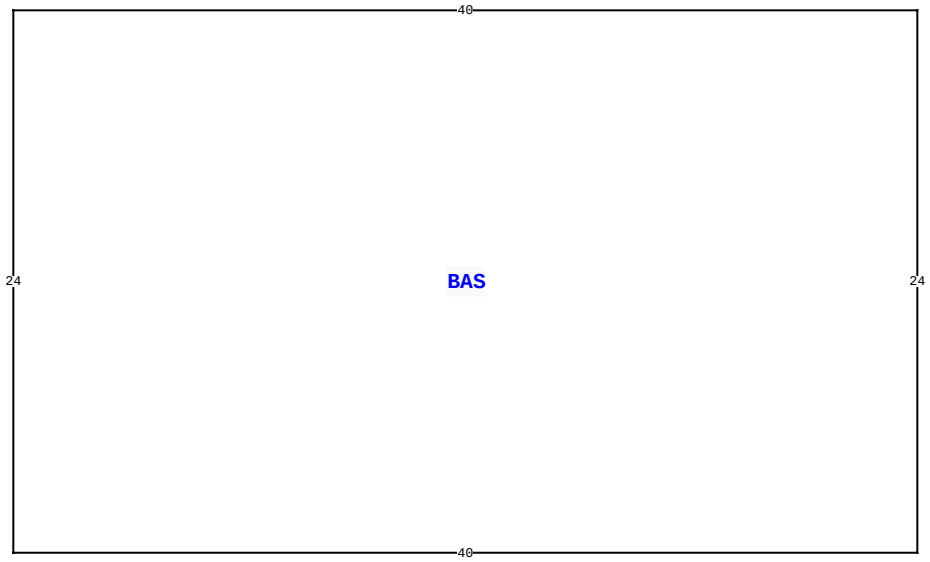
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	10,149
TOTALS	960			960	10,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	960	58.7400	35.24	33,830	1985	1985	0	0	10	60.00	30.00

46 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	04/09/2025 MLU
AG DATE	

1644 SE COUNTRY CLUB RD, LAKE CITY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
TOTAL MARKET OB/XF VALUE	85,191
TOTAL LAND VALUE - MARKET	77,015
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ASSESSED VALUE	522,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS

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2026

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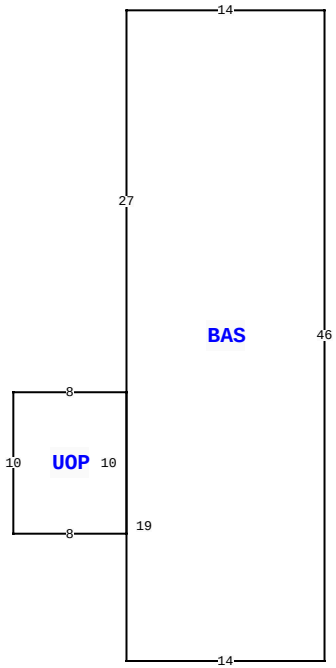
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	10,505
UOP	80	25		20	326
TOTALS	724			664	10,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	664	67.9590	40.78	27,078	1990	1990	0	0	0	60.00	40.00

47 MOBILE HME 0% - 0 Heated Area: 644 HX Base Yr



1644 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	409,055
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	522,790
TOTAL JUST VALUE	571,261
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	571,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S27 UOP= W8 S10 E8 N10$ S19 E14 N46$.

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 12/10/2024 BY tommy Total Acres: 16.66 Total Land Value: 77,015 Market: 0 Agricultural: 0 Common: 77,015 PRINTED 11/18/2025 BY SYS