

E L HOLDINGS LAKE CITY LLC
4743 N US HIGHWAY 441
LAKE CITY, FL 32055

05-3S-17-04847-000

[illegible]

BEG SE COR OF NE1/4 OF SW1/4, RU
N 256.27 FT, W 420 FT TO E R/W U
ALONG R/W 1062.90 FT TO S R/W OF

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LAKE CITY, FL 32055

2026

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	01	NONE 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	3611CAMPGROUND/STORE	
MAP NUM		MKT AREA 03

MAP NUM		MK T AREA		03	
NEIGHBORHOOD/LOC		5317.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,812	100		1,812	124,658
UOP	72	20		14	963
UOP	144	20		29	1,995

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
11	0259	MHP HOOKUP	0	0	0	20.00	UT	4,300.00	4,300.00
12	0310	SEWER TRMT	0	0	0	2,000.00	UT	3.00	3.00
13	0260	PAVEMENT-A	0	0	500	40,000.00	UT	1.10	1.10
14	0169	FENCE/WOOD	0	0	0	750.00	UT	7.50	7.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,855	94.5000	105.84	196,333	1976	1976	0	0	0 35.00	65.00
2 SINGLE FAM 0% - 0 Heated Area: 1812 HX Base Yr											
4743 N US HIGHWAY 441 , LAKE CITY											

TOTAL OB/XF									
99,906									
UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR

COLUMBIA COUNTY PROPERTY					PAGE 2 of 10	3	
VALUATION SUMMARY							
VALUATION BY			STANDARD				
Tax Group: 3		Tax Dist:					
BUILDING MARKET VALUE			295,790				
TOTAL MARKET OB/XF VALUE			266,421				
TOTAL LAND VALUE - MARKET			165,625				
TOTAL MARKET VALUE			727,836				
SOH/AGL Deduction			13,136				
ASSESSED VALUE			714,700				
TOTAL EXEMPTION VALUE			0				
BASE TAXABLE VALUE			714,700				
TOTAL JUST VALUE			727,836				
NCON VALUE			0				
INCOME VALUE							
PREVIOUS YEAR MKT VALUE			727,836				
BLDG:8:1: LOT 15							
BLDG:7:1: LOT 13							
PRMT:6:1: JOHNSON							
BLDG:6:1: LOT 12							
PERMIT NUM		DESCRIPTION		AMT	ISSUED		
000053106		Roof Replacement		20,335	05/14/2025		
000050952		Electrical Servic		0	10/02/2024		
000047351		Electrical Servic		0	06/01/2023		
000045389		Roof Replacement		6,800	09/08/2022		
23216		M H		250	06/01/2005		
23158		M H		250	05/17/2005		
SALES DATA							
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1284/2414		10/31/2014	WD	Q	I	01	1,200,000
GRANTOR:DKLZ LLC							
GRANTEE:E L HOLDINGS LAKE C							
1018/1552		6/17/2004	WD	U	I	09	700,000
GRANTOR:ELLENBURG FAMILY LTD							
GRANTEE:DKLZ LLC							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS= W48 S24 E18 S22 E10 UOP= S6 E12 N6 W12\$ E20 N46 \$ PTR=N10UOP= N12 W12 S12 E12\$ S10\$.									

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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		03	03 100		
Kitchen Adjus		01	01 100		
Quality		03	03		
DOR CODE		3611	CAMPGROUND/STORE		
MAP NUM			MKT AREA	03	
NEIGHBORHOOD/LOC		5317.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,458	100		1,458	29,259
UOP	160	25		40	803

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,498	83.6100	50.17	75,155	1979	1979	0	0	60.00	40.00
17 MOBILE HME 0% - 0 Heated Area: 1458 HX Base Yr											
16 10 24 5 10 36 16 10 26 10 10 51 14 10 BAS UOP											

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