COMM INTERS OF N LINE OF SW1/4 &
RUN S 210.50 FT FOR POB, RUN S 2
799.65 FT, N 214.30 FT, E 815.90

ATRAC PROPERTIES LLC
295 NW COMMONS LP, STE 115-117
LAKE CITY, FL 32055

2026

05-3S-17-04848-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

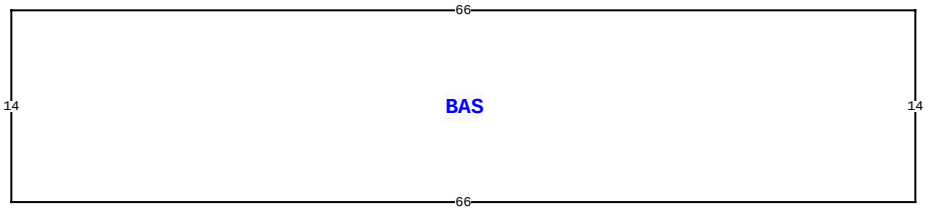
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2801	RV/MH PARK SMALL
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	924	100		924	83,104
TOTALS	924			924	83,104

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	924	113.9000	107.07	98,933	2017	2017	0	0	0	16.00	84.00

1 MANUF 1 0% - 2017 Heated Area: 924 HX Base Yr



4816 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

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	16.00	UT	4,300.00	4,300.00	100	0	0	3	100	68,800	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	0296	SHED METAL	0	0	0	0	5.00	UT	300.00	300.00	100	2022	2021		100	1,500	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,270,950
TOTAL MARKET OB/XF VALUE	76,200
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	1,387,150
SOH/AGL Deduction	182,749
ASSESSED VALUE	1,204,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,204,401
TOTAL JUST VALUE	1,387,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,425,201

XFOB:9:1: HMDE MH ID#FLT2163S
XFOB:8:1: ACAD MH ID#AF5023F
XFOB:7:1: CHAMPION MH ID#2319661709
XFOB:6:1: GRAN MH ID#2701543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38467	M H	325	08/13/2019
37190	PUMP/UTPOL	50	09/10/2018
37134	M H	325	08/27/2018
37133	M H	325	08/27/2018
37135	M H	325	08/27/2018
37136	M H	325	08/27/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/0393	9/15/2016	WD	Q	I	01	280,000
GRANTOR: GREEN LAKE INVESTMENT						
GRANTEE: ATRAC PROPERTIES LL						
1278/0450	7/22/2014	WD	Q	I	01	265,000
GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 76,200

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	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							
2	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 02/22/2022 BY ME Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS

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LAKE CITY, FL 32055

2026

05-3S-17-04848-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

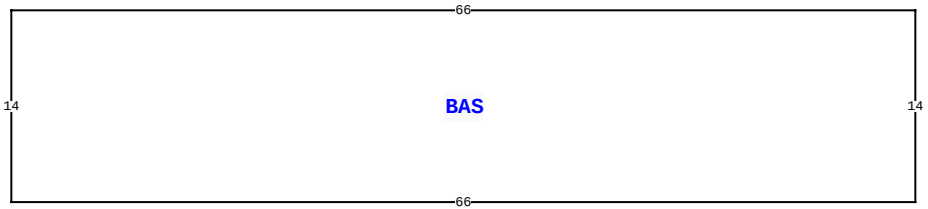
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	82,374
TOTALS	924			924	82,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	924	112.9000	106.13	98,064	2017	2017	0	0	0	16.00	84.00

2 MANUF 1 0% - 2017 Heated Area: 924 HX Base Yr



4816 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,270,950
TOTAL MARKET OB/XF VALUE	76,200
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	1,387,150
SOH/AGL Deduction	182,749
ASSESSED VALUE	1,204,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,204,401
TOTAL JUST VALUE	1,387,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,425,201

XFOB:5:1: SKYLINE MH ID#6012SG554B
XFOB:4:1: COMM MH ID#5741260S125306
XFOB:15:1: LOT 9
XFOB:14:1: LOT 9

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37137	M H	325	08/27/2018
37138	M H	325	08/27/2018
37139	M H	325	08/27/2018
37140	M H	325	08/27/2018
36268	M H	325	01/31/2018
37133	M H	325	05/17/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/0393	9/15/2016	WD	Q	I	01	280,000
GRANTOR: GREEN LAKE INVESTMENT						
GRANTEE: ATRAC PROPERTIES LL						
1278/0450	7/22/2014	WD	Q	I	01	265,000
GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						

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 02/22/2022 BY ME Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS

COMM INTERS OF N LINE OF SW1/4 &
RUN S 210.50 FT FOR POB, RUN S 2
799.65 FT, N 214.30 FT, E 815.90

ATRAC PROPERTIES LLC
295 NW COMMONS LP, STE 115-117
LAKE CITY, FL 32055

2026

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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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

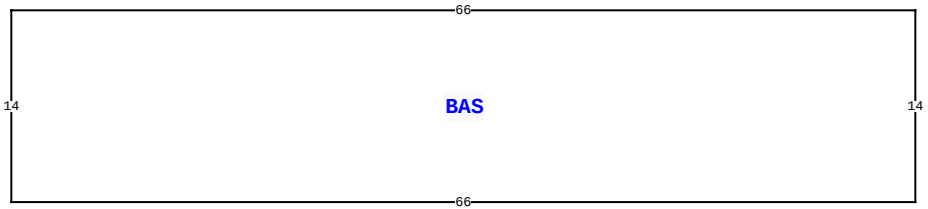
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	82,374
TOTALS	924			924	82,374

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	924	112.9000	106.13	98,064	2017	2017	0	0	0	16.00	84.00

3 MANUF 1 0% - 2017 Heated Area: 924 HX Base Yr



4816 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,270,950
TOTAL MARKET OB/XF VALUE	76,200
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	1,387,150
SOH/AGL Deduction	182,749
ASSESSED VALUE	1,204,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,204,401
TOTAL JUST VALUE	1,387,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,425,201

XFOB:13:1: LOT 5
XFOB:12:1: SOUV ID #112641271
XFOB:11:1: ZIMM MH ID#F3529
BLDG:10:1: LOT 10

PERMIT NUM	DESCRIPTION	AMT	ISSUED
35326	M H	325	05/17/2017
26519	M H	275	12/18/2007
24054	M H	275	01/20/2006
21848	M H	250	05/10/2004
21517	M H	250	02/16/2004
21519	M H	250	02/16/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/0393	9/15/2016	WD	Q	I	01	280,000
GRANTOR: GREEN LAKE INVESTMENT						
GRANTEE: ATRAC PROPERTIES LL						
1278/0450	7/22/2014	WD	Q	I	01	265,000
GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						

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 02/22/2022 BY ME Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS

COMM INTERS OF N LINE OF SW1/4 &
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799.65 FT, N 214.30 FT, E 815.90

ATRAC PROPERTIES LLC
295 NW COMMONS LP, STE 115-117
LAKE CITY, FL 32055

2026

05-3S-17-04848-001

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03

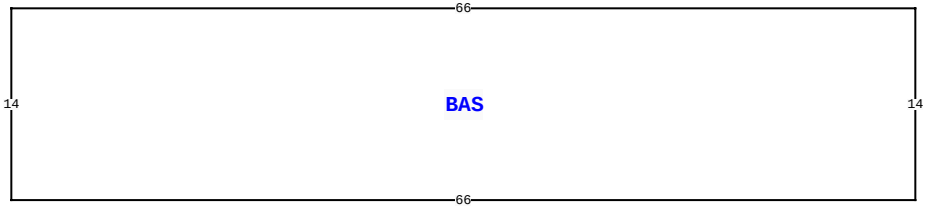
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	19,740
TOTALS	924			924	19,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	89.0100	53.41	49,351	1998	1998	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2017 Heated Area: 924 HX Base Yr



4816 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,270,950
TOTAL MARKET OB/XF VALUE	76,200
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	1,387,150
SOH/AGL Deduction	182,749
ASSESSED VALUE	1,204,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,204,401
TOTAL JUST VALUE	1,387,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,425,201

XFOB:10:1: ASPT MH ID#FLA34382

LAND:1:1: ADJ;4 FOR MOBILE HOME PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21370	M H	50	12/22/2003
21372	M H	250	12/22/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/0393	9/15/2016	WD	Q	I	01	280,000
GRANTOR: GREEN LAKE INVESTMENT						
GRANTEE: ATRAC PROPERTIES LL						
1278/0450	7/22/2014	WD	Q	I	01	265,000
GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						

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 02/22/2022 BY ME Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS

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2026

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
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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

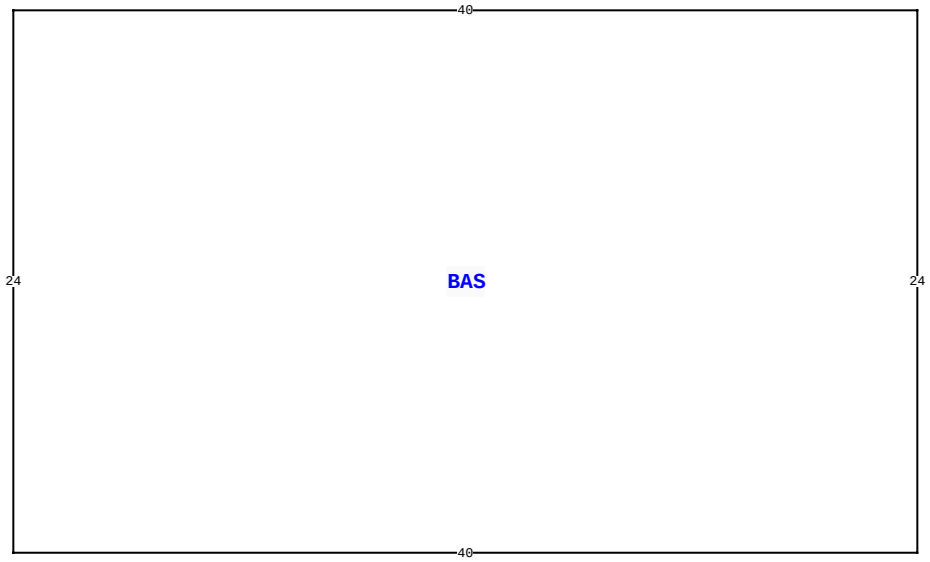
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	20,717
TOTALS	960			960	20,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	89.9100	53.95	51,792	1997	1997	0	0	0	60.00	40.00

5 MOBILE HME 0% - 2017 Heated Area: 960 HX Base Yr



4816 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
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VALUATION SUMMARY

VALUATION BY	STANDARD
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTEE: ATRAC PROPERTIES LL						
1278/0450	7/22/2014	WD	Q	I	01	265,000
GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						

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 02/22/2022 BY ME Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS

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COLUMBIA COUNTY PROPERTY

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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 2801 RV/MH PARK SMALL
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
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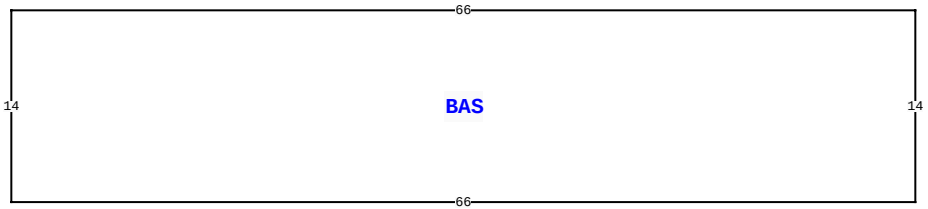
TOTALS	924			924	19,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	89.0100	53.41	49,351	1999	1999	0	0	0	60.00	40.00

6 MOBILE HME 0% - 2017 Heated Area: 924 HX Base Yr



4816 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,270,950
TOTAL MARKET OB/XF VALUE	76,200
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	1,387,150
SOH/AGL Deduction	182,749
ASSESSED VALUE	1,204,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,204,401
TOTAL JUST VALUE	1,387,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,425,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/0393	9/15/2016	WD	Q	I	01	280,000
GRANTOR: GREEN LAKE INVESTMENT						
GRANTEE: ATRAC PROPERTIES LL						
1278/0450	7/22/2014	WD	Q	I	01	265,000
GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						

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 02/22/2022 BY ME Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS

COMM INTERS OF N LINE OF SW1/4 &
RUN S 210.50 FT FOR POB, RUN S 2
799.65 FT, N 214.30 FT, E 815.90

ATRAC PROPERTIES LLC
295 NW COMMONS LP, STE 115-117
LAKE CITY, FL 32055

2026

05-3S-17-04848-001

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03

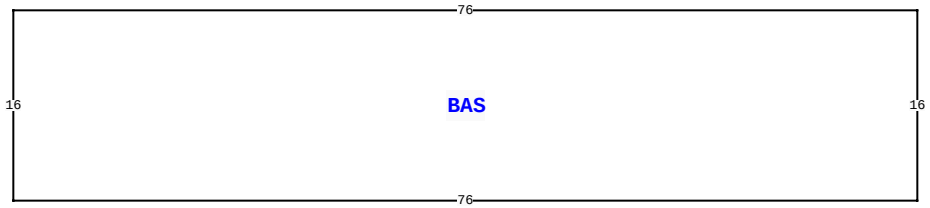
DOR CODE 2801 RV/MH PARK SMALL
MAP NUM | MKT AREA 03
NEIGHBORHOOD/LOC 5317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	85,944
TOTALS	1,216			1,216	85,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,216	101.6100	95.51	116,140	2013	2013	0	0	0	26.00	74.00

7 MANUF 1 0% - 2017 Heated Area: 1216 HX Base Yr



4816 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,270,950
TOTAL MARKET OB/XF VALUE	76,200
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	1,387,150
SOH/AGL Deduction	182,749
ASSESSED VALUE	1,204,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,204,401
TOTAL JUST VALUE	1,387,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,425,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/0393	9/15/2016	WD	Q	I	01	280,000
GRANTOR: GREEN LAKE INVESTMENT						
GRANTEE: ATRAC PROPERTIES LL						
1278/0450	7/22/2014	WD	Q	I	01	265,000
GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E76 N16$.

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 02/22/2022 BY ME Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS

COMM INTERS OF N LINE OF SW1/4 &
RUN S 210.50 FT FOR POB, RUN S 2
799.65 FT, N 214.30 FT, E 815.90

ATRAC PROPERTIES LLC
295 NW COMMONS LP, STE 115-117
LAKE CITY, FL 32055

2026

05-3S-17-04848-001

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

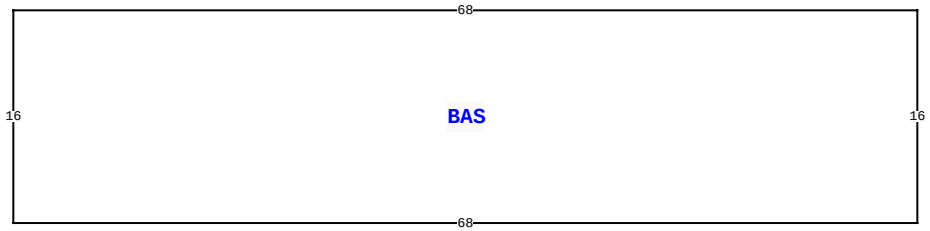
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100		1,088	99,303
TOTALS	1,088			1,088	99,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,088	112.9000	106.13	115,469	2019	2018	0	0	0	14.00	86.00

8 MANUF 1 0% - 2017 Heated Area: 1088 HX Base Yr



4816 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,270,950
TOTAL MARKET OB/XF VALUE	76,200
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	1,387,150
SOH/AGL Deduction	182,749
ASSESSED VALUE	1,204,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,204,401
TOTAL JUST VALUE	1,387,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,425,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/0393	9/15/2016	WD	Q	I	01	280,000
GRANTOR: GREEN LAKE INVESTMENT						
GRANTEE: ATRAC PROPERTIES LL						
1278/0450	7/22/2014	WD	Q	I	01	265,000
GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S16 E68 N16$.

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 02/22/2022 BY ME Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS

COMM INTERS OF N LINE OF SW1/4 &
RUN S 210.50 FT FOR POB, RUN S 2
799.65 FT, N 214.30 FT, E 815.90

ATRAC PROPERTIES LLC
295 NW COMMONS LP, STE 115-117
LAKE CITY, FL 32055

2026

05-3S-17-04848-001

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	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03

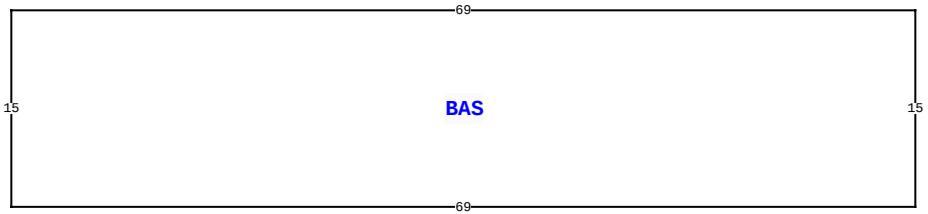
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,035	100		1,035	85,014
TOTALS	1,035			1,035	85,014

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,035	101.6100	95.51	98,853	2019	2018	0	0	0	14.00	86.00

9 MANUF 1 0% - 2017 Heated Area: 1035 HX Base Yr



4816 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,270,950
TOTAL MARKET OB/XF VALUE	76,200
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	1,387,150
SOH/AGL Deduction	182,749
ASSESSED VALUE	1,204,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,204,401
TOTAL JUST VALUE	1,387,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,425,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/0393	9/15/2016	WD	Q	I	01	280,000
GRANTOR: GREEN LAKE INVESTMENT						
GRANTEE: ATRAC PROPERTIES LL						
1278/0450	7/22/2014	WD	Q	I	01	265,000
GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W69 S15 E69 N15$.

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 02/22/2022 BY ME Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS

COMM INTERS OF N LINE OF SW1/4 &
RUN S 210.50 FT FOR POB, RUN S 2
799.65 FT, N 214.30 FT, E 815.90

ATRAC PROPERTIES LLC
295 NW COMMONS LP, STE 115-117
LAKE CITY, FL 32055

2026

05-3S-17-04848-001

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

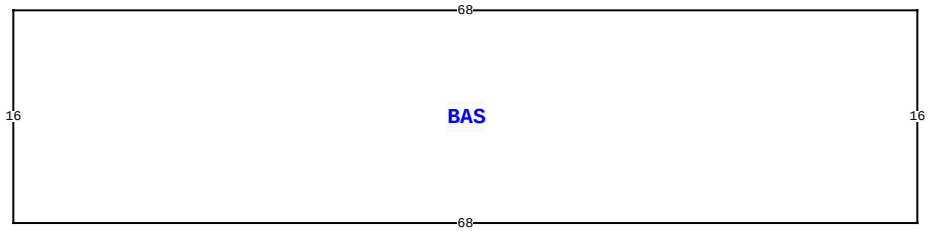
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100		1,088	99,303
TOTALS	1,088			1,088	99,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,088	112.9000	106.13	115,469	2019	2018	0	0	0	14.00	86.00

16 MANUF 1 0% - 2017 Heated Area: 1088 HX Base Yr



4816 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,270,950
TOTAL MARKET OB/XF VALUE	76,200
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	1,387,150
SOH/AGL Deduction	182,749
ASSESSED VALUE	1,204,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,204,401
TOTAL JUST VALUE	1,387,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,425,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/0393	9/15/2016	WD	Q	I	01	280,000
GRANTOR: GREEN LAKE INVESTMENT						
GRANTEE: ATRAC PROPERTIES LL						
1278/0450	7/22/2014	WD	Q	I	01	265,000
GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S16 E68 N16$.

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 02/22/2022 BY ME Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS

COMM INTERS OF N LINE OF SW1/4 &
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799.65 FT, N 214.30 FT, E 815.90

ATRAC PROPERTIES LLC
295 NW COMMONS LP, STE 115-117
LAKE CITY, FL 32055

2026

05-3S-17-04848-001

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

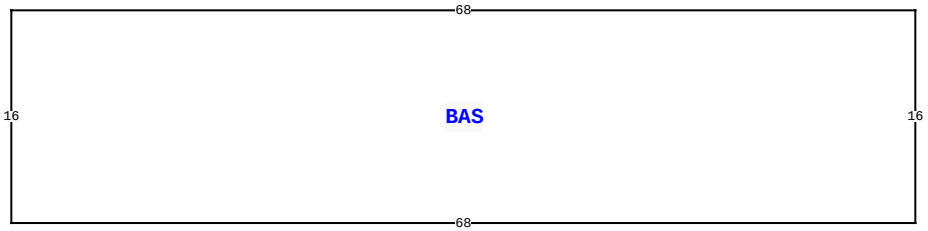
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100		1,088	99,303
TOTALS	1,088			1,088	99,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,088	112.9000	106.13	115,469	2019	2018	0	0	0	14.00	86.00

17 MANUF 1 0% - 2017 Heated Area: 1088 HX Base Yr



4816 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,270,950
TOTAL MARKET OB/XF VALUE	76,200
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	1,387,150
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ASSESSED VALUE	1,204,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,204,401
TOTAL JUST VALUE	1,387,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,425,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/0393	9/15/2016	WD	Q	I	01	280,000
GRANTOR: GREEN LAKE INVESTMENT						
GRANTEE: ATRAC PROPERTIES LL						
1278/0450	7/22/2014	WD	Q	I	01	265,000
GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S16 E68 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 02/22/2022 BY ME Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS

COMM INTERS OF N LINE OF SW1/4 &
RUN S 210.50 FT FOR POB, RUN S 2
799.65 FT, N 214.30 FT, E 815.90

ATRAC PROPERTIES LLC
295 NW COMMONS LP, STE 115-117
LAKE CITY, FL 32055

2026

05-3S-17-04848-001

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

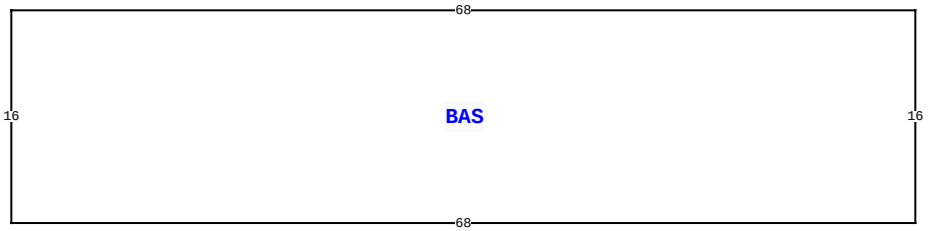
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100		1,088	99,303
TOTALS	1,088			1,088	99,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,088	112.9000	106.13	115,469	2019	2018	0	0	0	14.00	86.00

18 MANUF 1 0% - 2017 Heated Area: 1088 HX Base Yr



4816 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,270,950
TOTAL MARKET OB/XF VALUE	76,200
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	1,387,150
SOH/AGL Deduction	182,749
ASSESSED VALUE	1,204,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,204,401
TOTAL JUST VALUE	1,387,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,425,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/0393	9/15/2016	WD	Q	I	01	280,000
GRANTOR: GREEN LAKE INVESTMENT						
GRANTEE: ATRAC PROPERTIES LL						
1278/0450	7/22/2014	WD	Q	I	01	265,000
GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S16 E68 N16$.

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 02/22/2022 BY ME Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS

COMM INTERS OF N LINE OF SW1/4 &
RUN S 210.50 FT FOR POB, RUN S 2
799.65 FT, N 214.30 FT, E 815.90

ATRAC PROPERTIES LLC
295 NW COMMONS LP, STE 115-117
LAKE CITY, FL 32055

2026

05-3S-17-04848-001

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

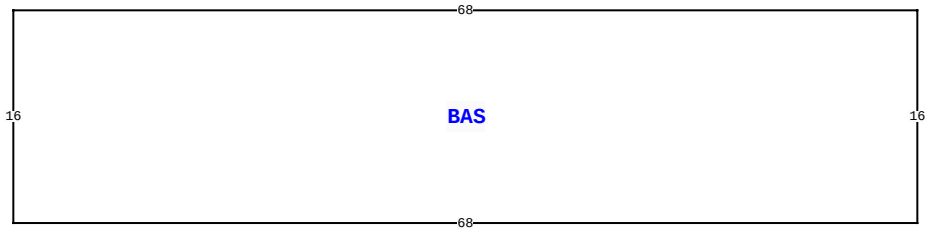
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100		1,088	99,303
TOTALS	1,088			1,088	99,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,088	112.9000	106.13	115,469	2019	2018	0	0	0	14.00	86.00

19 MANUF 1 0% - 2017 Heated Area: 1088 HX Base Yr



4816 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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TOTAL MARKET OB/XF VALUE	76,200
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	1,387,150
SOH/AGL Deduction	182,749
ASSESSED VALUE	1,204,401
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,204,401
TOTAL JUST VALUE	1,387,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,425,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/0393	9/15/2016	WD	Q	I	01	280,000
GRANTOR: GREEN LAKE INVESTMENT						
GRANTEE: ATRAC PROPERTIES LL						
1278/0450	7/22/2014	WD	Q	I	01	265,000
GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S16 E68 N16$.

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 02/22/2022 BY ME Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS

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295 NW COMMONS LP, STE 115-117
LAKE CITY, FL 32055

2026

05-3S-17-04848-001

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

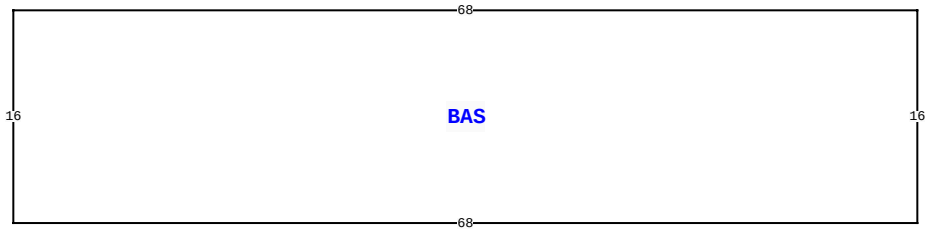
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100		1,088	99,303
TOTALS	1,088			1,088	99,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,088	112.9000	106.13	115,469	2019	2018	0	0	0	14.00	86.00

20 MANUF 1 0% - 2017 Heated Area: 1088 HX Base Yr



4816 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	1,270,950
TOTAL MARKET OB/XF VALUE	76,200
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	1,387,150
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,204,401
TOTAL JUST VALUE	1,387,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,425,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/0393	9/15/2016	WD	Q	I	01	280,000
GRANTOR: GREEN LAKE INVESTMENT						
GRANTEE: ATRAC PROPERTIES LL						
1278/0450	7/22/2014	WD	Q	I	01	265,000
GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S16 E68 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 02/22/2022 BY ME Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS

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LAKE CITY, FL 32055

2026

05-3S-17-04848-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
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Interior Floo	14	CARPET 90
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Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

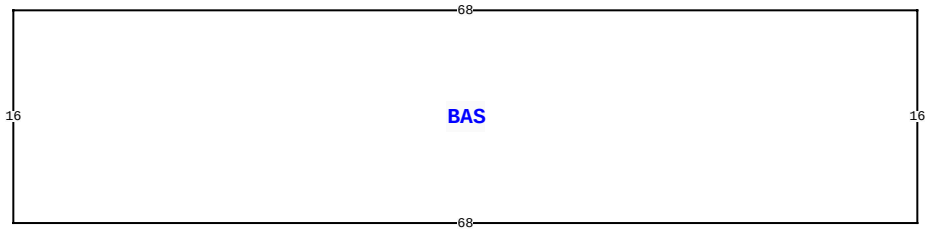
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,088	100		1,088	99,303
TOTALS	1,088			1,088	99,303

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,088	112.9000	106.13	115,469	2019	2018	0	0	0	14.00	86.00

21 MANUF 1 0% - 2017 Heated Area: 1088 HX Base Yr



4816 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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TOTAL LAND VALUE - MARKET	40,000
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ASSESSED VALUE	1,204,401
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BASE TAXABLE VALUE	1,204,401
TOTAL JUST VALUE	1,387,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,425,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/0393	9/15/2016	WD	Q	I	01	280,000
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GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S16 E68 N16$.

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 02/22/2022 BY ME Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS

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2026

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Units		0 100
Quality	05	05

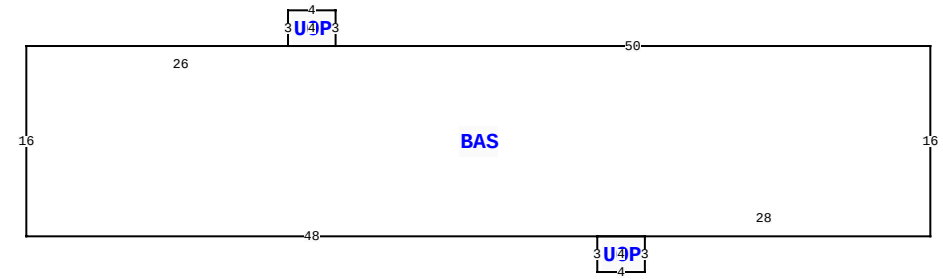
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	96,346
UOP	12	25		3	238
UOP	12	25		3	238
TOTALS	1,240			1,222	96,822

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,222	113.9000	107.07	130,840	2013	2013	0	0	0	26.00	74.00

22 MANUF 1 0% - 2017 Heated Area: 1216 HX Base Yr



4816 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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NCON VALUE	0
INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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GRANTOR: GREEN LAKE INVESTMENT						
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1278/0450	7/22/2014	WD	Q	I	01	265,000
GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 UOP= N3 W4 S3 E4$ W26 S16 E48 UOP= S3 E4 N3 W4$ E28 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 02/22/2022 BY ME Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 11/18/2025 BY SYS