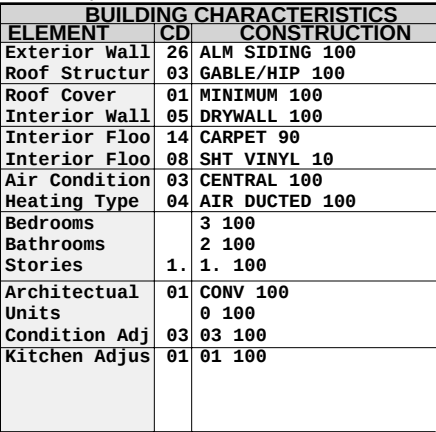


BLOOMING ACRES MHP LLC
107 SW BLOOMING ACRES LP
LAKE CITY, FL 32024

05-4S-16-02773-002



Quality		05		05	
DOR CODE		2802 MH PARK			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC		4617.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	28,320
UOP	48	25		12	319

TOTALS		1, 112		1, 076	28, 639
EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L W
1	0259	MHP HOOKUP	0	0	0 0
2	0120	CLFENCE 4	0	0	0 0
3	9945	Well/Sept	0	0	0 0
4	0261	PRCH, UOP	0	0	0 0
5	0296	SHED METAL	0	0	0 0

[illegible]

REVIEW DATE	09/27/2023	BY	JB
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,076	110.9000	66.54	71,597	1987	1987	0	0	60.00	40.00

1 MOBILE HME - 0% - 2023 Heated Area: 1064 HX Base Yr

Diagram labels and dimensions:

- UOP (Unit Operating Panel) dimensions: 8 x 6
- BAS (Bathroom Area) dimensions: 24 x 14
- Total length of unit: 76
- Heated Area: 1064
- HX Base Yr

[illegible][illegible]

Total Acres: 5.57	Total Land Value: 61,270	Market: 0	Agricultural: 0
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 11	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			236,356
TOTAL MARKET OB/XF VALUE			56,000
TOTAL LAND VALUE - MARKET			61,270
TOTAL MARKET VALUE			353,626
SOH/AGL Deduction			22,228
ASSESSED VALUE			331,398
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			331,398
TOTAL JUST VALUE			353,626
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			301,271

XFOB:8:1: BRONZWOOD			
XFOB:7:1: CYPRESS			
XFOB:6:1: GUERDON			
XFOB:5:1: HILLCREST			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
34403	M H	325	09/01/2016
32166	M H	325	07/28/2014
19878	M H	125	08/22/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1476/2130	9/26/2022	WD	U	I	11	100	
GRANTOR:SMITH, WYSS AND ASSOC							
GRANTEE:BLOOMING ACRES MHP							
1456/1698	12/22/2021	WD	Q	I	01	500,000	
GRANTOR:DEERCREEK INVESTMENTS							
GRANTEE:SMITH, WYSS AND ASS							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W52 UOP= N6 W8 S6 E8\$ W24 S14 E76 N14\$.

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Common: 61,270 PRINTED 06/25/2025 BY SYS

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