

COMM NW COR OF NW1/4, RUN S 30 F
GABE RD FOR POB, RUN E ALONG R/W
250 FT, W 480, N 250 FT TO POB.

HICKORY PROPERTY HOLDINGS LLC
1712 ARABIAN DR
LOXAHATCHEE, FL 33470

2026

11-5S-17-09206-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	2802MH PARK	
MAP NUM		02
NEIGHBORHOOD/LOC	11517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	46,632
TOTALS	924			924	46,632

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0021	BARN,FR AE	0	0	16	52	1.00	UT	0.00
2	0259	MHP HOOKUP	0	0	0	0	12.00	UT	4,300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0210	C	TRLR PARK	0		A-1	0.00	0.00	2.75

REVIEW DATE 09/08/2022 BY ME

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0200	02	924	111.9000	91.76	84,786	1987	1987	0	0	0	45.00	55.00	
1 MANUF 1 0% - 2023 Heated Area: 924 HX Base Yr													
14 BAS 6614													
572 SE GABE ST, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU													

TOTAL OB/XF													
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
AC		1.00	1.00	1.00	14,000.00	14,000.00	38,500						

TOTAL OB/XF													
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR
AC		1.00	1.00	1.00	14,000.00	14,000.00	38,500						

Total Acres: 2.75 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			3
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		543,806	
TOTAL MARKET OB/XF VALUE		52,100	
TOTAL LAND VALUE - MARKET		38,500	
TOTAL MARKET VALUE		634,406	
SOH/AGL Deduction		0	
ASSESSED VALUE		634,406	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		634,406	
TOTAL JUST VALUE		634,406	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		634,406	

XFOB:1:1: GOES WITH HX-PER FIELD-SEE CARD			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002	M H	125	03/02/2001
14814	M H	125	12/16/1998
11765	PUMP/UTPOL	30	10/17/1996
11760	M H	125	10/15/1996
11759	M H	125	10/15/1996
9339	M H	125	02/08/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/2186	6/24/2022	WD	Q	I	05	650,000
GRANTOR: ABOVE NORMAL, LLC						
GRANTEE: HICKORY PROPERTY HO						
1377/0450	1/25/2019	WD	U	I	11	100
GRANTOR: RONALD J SARAZIN						
GRANTEE: ABOVE NORMAL LLC						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W66 S14 E66 N14\$.													

PRINTED 11/18/2025 BY SYS

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ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		05		AVERAGE 100		0200		02		1,106		114.9000		94.22		104,207		1994		1994		0		0		45.00		55.00		VALUATION BY					STANDARD						
Roof Structur		03		GABLE/HIP 100		5		MANUF 1		0%		- 2023				Heated Area: 1064														Tax Group: 3					Tax Dist:						
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					543,806						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					52,100						
Interior Floo		14		CARPET 90																										TOTAL LAND VALUE - MARKET					38,500						
Interior Floo		08		SHT VINYL 10																										TOTAL MARKET VALUE					634,406						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					0						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					634,406						
Bedrooms				3 100																										TOTAL EXEMPTION VALUE					0						
Bathrooms				2 100																										BASE TAXABLE VALUE					634,406						
Stories		1.		1. 100																										TOTAL JUST VALUE					634,406						
Architectual		01		CONV 100																										NCON VALUE					0						
Units		03		03 100																										INCOME VALUE											
Condition Adj		01		01 100																										PREVIOUS YEAR MKT VALUE					634,406						
Kitchen Adjus																																									
Quality		05		05																																					
DOR CODE		2802		MH PARK																																					
MAP NUM				MKT AREA																															02						
NEIGHBORHOOD/LOC		11517.00		1.00/																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		1,064		100				1,064		55,138																															
USP		120		35				42		2,176																															
TOTALS		1,184						1,106		57,314																															
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											

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ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		05		AVERAGE 100		0200		02		644		103.9000		85.20		54,869		1985		1985		0		0		45.00		55.00		VALUATION BY					STANDARD						
Roof Structur		03		GABLE/HIP 100		9		MANUF 1		0%		- 2023				Heated Area: 644														Tax Group: 3					Tax Dist:						
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE					543,806						
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					52,100						
Interior Floo		14		CARPET 90																										TOTAL LAND VALUE - MARKET					38,500						
Interior Floo		08		SHT VINYL 10																										TOTAL MARKET VALUE					634,406						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					0						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					634,406						
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					0						
Bathrooms				1 100																										BASE TAXABLE VALUE					634,406						
Stories		1.		1. 100																										TOTAL JUST VALUE					634,406						
Architectual		01		CONV 100																										NCON VALUE					0						
Units				0 100																										INCOME VALUE											
Condition Adj		03		03 100																										PREVIOUS YEAR MKT VALUE					634,406						
Kitchen Adjus		01		01 100																																					
Quality		05		05																																					
DOR CODE		2802		MH PARK																																					
MAP NUM				MKT AREA																															02						
NEIGHBORHOOD/LOC		11517.00		1.00/																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		644		100				644		30,178																															
TOTALS		644						644		30,178																															
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											

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CONSTRUCTION										VALUATION SUMMARY										3																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
ELEMENT		CD		05		AVERAGE 100		0200		02		672		101.9000		83.56		56,152		1986		1986		0		0		45.00		55.00		VALUATION BY		STANDARD																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Exterior Wall		02		SHED 100		12 MANUF 1		0%		- 2023		Heated Area: 672		HX Base Yr		Tax Group: 3		Tax Dist:		BUILDING MARKET VALUE		543,806		TOTAL MARKET OB/XF VALUE		52,100		TOTAL LAND VALUE - MARKET		38,500		TOTAL MARKET VALUE		634,406																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Roof Cover		01		MINIMUM 100		05		DRYWALL 100		14		48		14		48		SOH/AGL Deduction		0		ASSESSED VALUE		634,406		TOTAL EXEMPTION VALUE		0		BASE TAXABLE VALUE		634,406		TOTAL JUST VALUE		634,406																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Interior Wall		01		MINIMUM 100		05		DRYWALL 100		14		48		14		48		NCON VALUE		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		634,406		PERMIT NUM		DESCRIPTION		AMT		ISSUED																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
Interior Floo		14		CARPET 90		08		SHT VINYL 10		03		CENTRAL 100		04		AIR DUCTED 100		14		48		14		48		14		48		14		48		14		48																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Interior Floo		08		SHT VINYL 10		03		CENTRAL 100		04		AIR DUCTED 100		14		48		14		48		14		48		14		48		14		48		14		48																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Air Condition		03		CENTRAL 100		04		AIR DUCTED 100		14		48		14		48		14		48		14		48		14		48		14		48		14		48																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Heating Type		04		AIR DUCTED 100		14		48		14		48		14		48		14		48		14		48		14		48		14		48		14		48																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Bedrooms		1		1. 100		01		CONV 100		0		100		03		100		01		100		01		100		01		100		01		100		01		100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Bathrooms		1		1. 100		01		CONV 100		0		100		03		100		01		100		01		100		01		100		01		100		01		100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Stories		1		1. 100		01		CONV 100		0		100		03		100		01		100		01		100		01		100		01		100		01		100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Architectual		01		CONV 100		0		100		03		100		01		100		01		100		01		100		01		100		01		100		01		100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Units		01		CONV 100		0		100		03		100		01		100		01		100		01		100		01		100		01		100		01		100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Condition Adj		03		100		01		100		01		100		01		100		01		100		01		100		01		100		01		100		01		100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Kitchen Adjus		01		100		01		100		01		100		01		100		01		100		01		100		01		100		01		100		01		100																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																							
Quality		05		05		2802		MH PARK		MAP NUM		MKT AREA		02		NEIGHBORHOOD/LOC		11517.00		1.00/		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		672		100		672		30,884																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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MAP NUM		MKT AREA		02		NEIGHBORHOOD/LOC		11517.00		1.00/		AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE		BAS		672		100		672		30,884		TOTALS		672		672		30,884																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																			
EXTRA FEATURES		572 SE GABE ST, LAKE CITY		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/07/2025		MLU		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/07/2025		MLU		BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/07/2025		MLU																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
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		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																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													