BEG SE COR OF SW1/4 OF SE1/4, RU
871 FT, E 200 FT, S 871 FT TO PO

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

2026

12-3S-16-02080-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		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

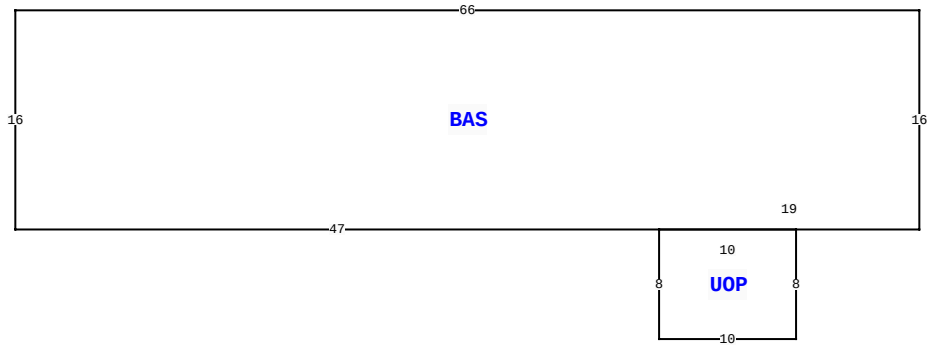
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	12316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	20,305
UOP	80	25		20	384
TOTALS	1,136			1,076	20,689

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	80.1090	48.07	51,723	1995	1995	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1056 HX Base Yr



154 NW ALPATA CT, 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	372,227
TOTAL MARKET OB/XF VALUE	23,000
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	427,227
SOH/AGL Deduction	0
ASSESSED VALUE	427,227
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	427,227
TOTAL JUST VALUE	427,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,147

BLDG:8:4: # 160
BLDG:7:4: # 120
BLDG:6:4: # 140
BLDG:5:4: # 130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042985	Mobile Home		10/19/2021
40631	M H	0	10/06/2020
40367	ELECTRICAL	0	08/17/2020
31005	M H	375	05/03/2013
30826	M H	325	03/06/2013
30825	M H	325	03/06/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1346/2447	10/27/2017	WD	Q	I	03	290,000
GRANTOR: JAY S DAVIS						
GRANTEE: ATRAC PROPERTIES, L						
1210/1394	2/28/2011	TD	U	V	18	8,600
GRANTOR: P DEWITT CASON (CLERK						
GRANTEE: JAY S DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S16 E47 UOP= S8 E10 N8 W10$ E19 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
1	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
2	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 23,000

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		A-1	0.00	0.00	3.00	AC		1.00	1.00	0.80	10,000.00	8,000.00	24,000							
2	0210	C	TRLR PARK	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.80	10,000.00	8,000.00	8,000							

REVIEW DATE 05/09/2023 BY JB Total Acres: 4.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2025 BY SYS

BEG SE COR OF SW1/4 OF SE1/4, RU
871 FT, E 200 FT, S 871 FT TO PO

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

2026

12-3S-16-02080-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 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		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03

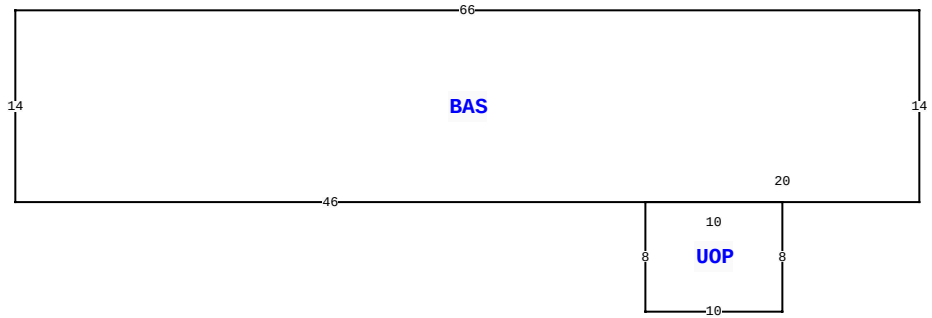
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	12316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,178
UOP	80	25		20	458
TOTALS	1,004			944	21,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	944	95.4990	57.30	54,091	1988	1988	0	0	0	60.00	40.00

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



154 NW ALPATA CT, 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	372,227
TOTAL MARKET OB/XF VALUE	23,000
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	427,227
SOH/AGL Deduction	0
ASSESSED VALUE	427,227
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	427,227
TOTAL JUST VALUE	427,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,147

BLDG:3:3: # 102
BLDG:2:3: # 128
BLDG:1:3: # 206
XFOB:9:1: OLD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30066	M H	325	04/11/2012
29684	M H	325	09/15/2011
29685	M H	325	09/15/2011
29574	M H	625	07/22/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/2447	10/27/2017	WD	Q	I	03	290,000
GRANTOR: JAY S DAVIS						
GRANTEE: ATRAC PROPERTIES, L						
1210/1394	2/28/2011	TD	U	V	18	8,600
GRANTOR: P DEWITT CASON (CLERK						
GRANTEE: JAY S DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E46 UOP= S8 E10 N8 W10$ E20 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 05/09/2023 BY JB Total Acres: 4.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2025 BY SYS

BEG SE COR OF SW1/4 OF SE1/4, RU
871 FT, E 200 FT, S 871 FT TO PO

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

2026

12-3S-16-02080-000

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	02	02 100
Quality	03	03

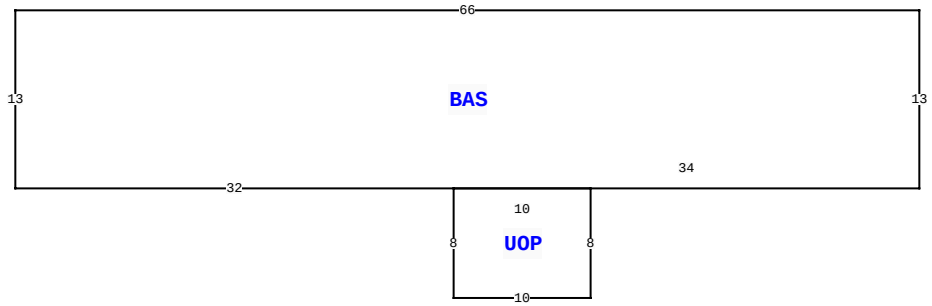
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	12316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100		858	18,831
UOP	80	25		20	439
TOTALS	938			878	19,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	878	91.4490	54.87	48,176	1997	1997	0	0	0	60.00	40.00

4 MOBILE HME 0% - 0 Heated Area: 858 HX Base Yr



154 NW ALPATA CT, 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	372,227
TOTAL MARKET OB/XF VALUE	23,000
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	427,227
SOH/AGL Deduction	0
ASSESSED VALUE	427,227
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	427,227
TOTAL JUST VALUE	427,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,147

XFOB:6:1: CATALINA M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1346/2447	10/27/2017	WD	Q	I	03	290,000
GRANTOR: JAY S DAVIS						
GRANTEE: ATRAC PROPERTIES, L						
1210/1394	2/28/2011	TD	U	V	18	8,600
GRANTOR: P DEWITT CASON (CLERK						
GRANTEE: JAY S DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S13 E32 UOP= S8 E10 N8 W10$ E34 N13$.

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 05/09/2023 BY JB Total Acres: 4.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2025 BY SYS

BEG SE COR OF SW1/4 OF SE1/4, RU
871 FT, E 200 FT, S 871 FT TO PO

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

2026

12-3S-16-02080-000

BUILDING CHARACTERISTICS

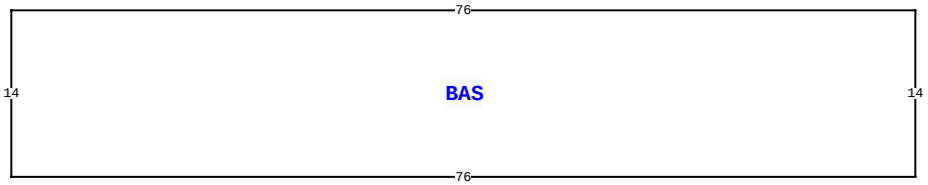
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	12316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	23,766
TOTALS	1,064			1,064	23,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	93.0690	55.84	59,414	1999	1999	0	0	0	60.00	40.00

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



154 NW ALPATA CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 8 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	372,227
TOTAL MARKET OB/XF VALUE	23,000
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	427,227
SOH/AGL Deduction	0
ASSESSED VALUE	427,227
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	427,227
TOTAL JUST VALUE	427,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/2447	10/27/2017	WD	Q	I	03	290,000
GRANTOR: JAY S DAVIS						
GRANTEE: ATRAC PROPERTIES, L						
1210/1394	2/28/2011	TD	U	V	18	8,600
GRANTOR: P DEWITT CASON (CLERK						
GRANTEE: JAY S DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 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 05/09/2023 BY JB Total Acres: 4.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2025 BY SYS

BEG SE COR OF SW1/4 OF SE1/4, RU
871 FT, E 200 FT, S 871 FT TO PO

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

2026

12-3S-16-02080-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03

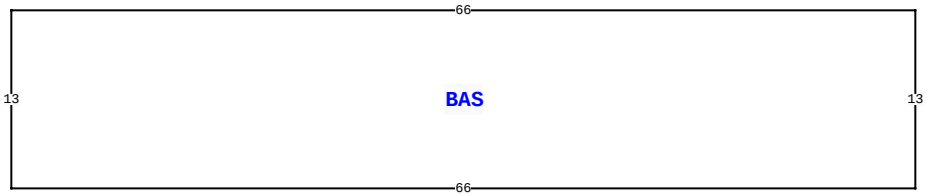
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	12316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100		858	25,872
TOTALS	858			858	25,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	858	93.0690	55.84	47,911	2007	2007	0	0	0	46.00	54.00

7 MOBILE HME 0% - 0 Heated Area: 858 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	372,227
TOTAL MARKET OB/XF VALUE	23,000
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	427,227
SOH/AGL Deduction	0
ASSESSED VALUE	427,227
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	427,227
TOTAL JUST VALUE	427,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/2447	10/27/2017	WD	Q	I	03	290,000
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GRANTEE: ATRAC PROPERTIES, L						
1210/1394	2/28/2011	TD	U	V	18	8,600
GRANTOR: P DEWITT CASON (CLERK						
GRANTEE: JAY S DAVIS						

154 NW ALPATA CT, 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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S13 E66 N13$.

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 05/09/2023 BY JB Total Acres: 4.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2025 BY SYS

BEG SE COR OF SW1/4 OF SE1/4, RU
871 FT, E 200 FT, S 871 FT TO PO

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

2026

12-3S-16-02080-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
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Interior Floo	08	SHT VINYL 10
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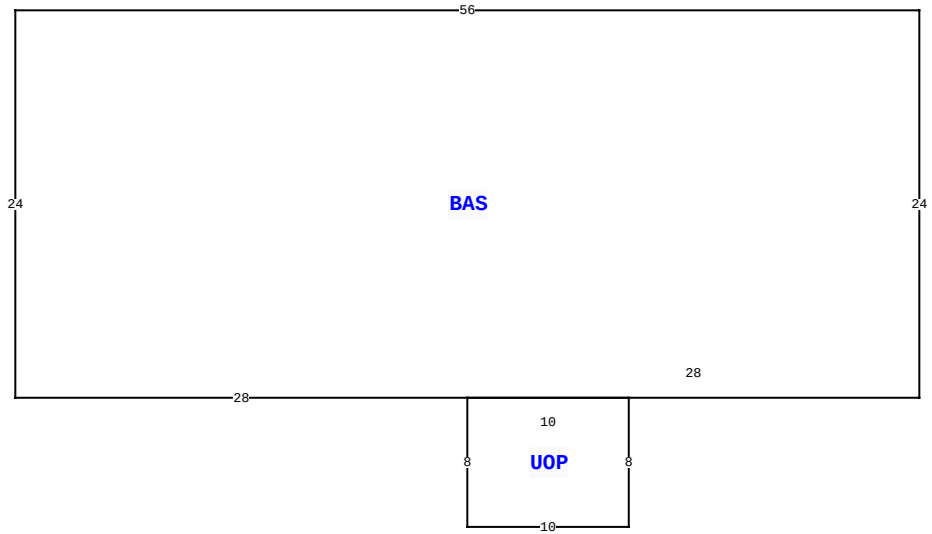
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	12316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	30,283
UOP	80	25		20	451
TOTALS	1,424			1,364	30,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,364	93.8790	56.33	76,834	1995	1995	0	0	0	60.00	40.00

8 MOBILE HME 0% - 0 Heated Area: 1344 HX Base Yr



154 NW ALPATA CT, 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	372,227
TOTAL MARKET OB/XF VALUE	23,000
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	427,227
SOH/AGL Deduction	0
ASSESSED VALUE	427,227
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	427,227
TOTAL JUST VALUE	427,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/2447	10/27/2017	WD	Q	I	03	290,000
GRANTOR: JAY S DAVIS						
GRANTEE: ATRAC PROPERTIES, L						
1210/1394	2/28/2011	TD	U	V	18	8,600
GRANTOR: P DEWITT CASON (CLERK						
GRANTEE: JAY S DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S24 E28 UOP= S8 E10 N8 W10$ E28 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 05/09/2023 BY JB Total Acres: 4.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2025 BY SYS

BEG SE COR OF SW1/4 OF SE1/4, RU
871 FT, E 200 FT, S 871 FT TO PO

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

2026

12-3S-16-02080-000

BUILDING CHARACTERISTICS

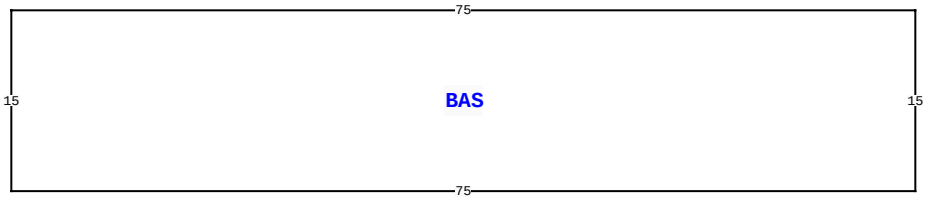
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	12316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100		1,125	119,629
TOTALS	1,125			1,125	119,628

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,125	115.5000	114.34	128,632	2021	2021	0	0	0	7.00	93.00

9 MANUF 2 0% - 2022 Heated Area: 1125 HX Base Yr



154 NW ALPATA CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 7 of 8 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	372,227
TOTAL MARKET OB/XF VALUE	23,000
TOTAL LAND VALUE - MARKET	32,000
TOTAL MARKET VALUE	427,227
SOH/AGL Deduction	0
ASSESSED VALUE	427,227
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	427,227
TOTAL JUST VALUE	427,227
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	434,147

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/2447	10/27/2017	WD	Q	I	03	290,000
GRANTOR: JAY S DAVIS						
GRANTEE: ATRAC PROPERTIES, L						
1210/1394	2/28/2011	TD	U	V	18	8,600
GRANTOR: P DEWITT CASON (CLERK						
GRANTEE: JAY S DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=19,16] E75 S15 W75 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

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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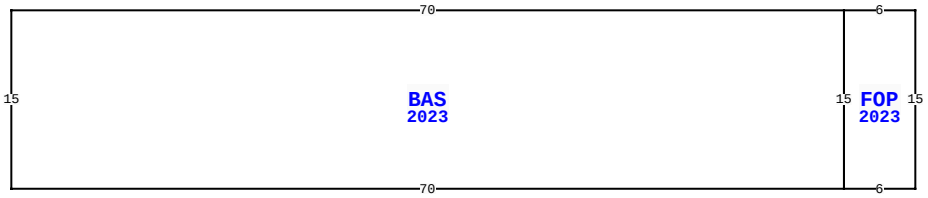
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	12316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	2023	1,050	107,360
FOP	90	35	2023	32	3,272
TOTALS	1,140			1,082	110,632

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,082	113.5000	112.36	121,574	2020	2020	0	0	0	9.00	91.00

10 MANUF 2 0% - 2023 Heated Area: 1050 HX Base Yr



154 NW ALPATA CT, LAKE CITY

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TOTAL JUST VALUE	427,227
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INCOME VALUE	
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1210/1394	2/28/2011	TD	U	V	18	8,600
GRANTOR: P DEWITT CASON (CLERK						
GRANTEE: JAY S DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=17,12] E70 S15 W70 N15 $
FOP=[YR=2023;ORIG=87,12] E6 S15 W6 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

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