COMM INTERS OF W SEC LINE &
S R/W CR-136, RUN E 132 FT
FOR POB, RUN S 616.13 FT TO S

R & M - 2000 CORP
2264 NW THUNDER ST
WHITE SPRINGS, FL 32096

2026

14-2S-15-00051-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

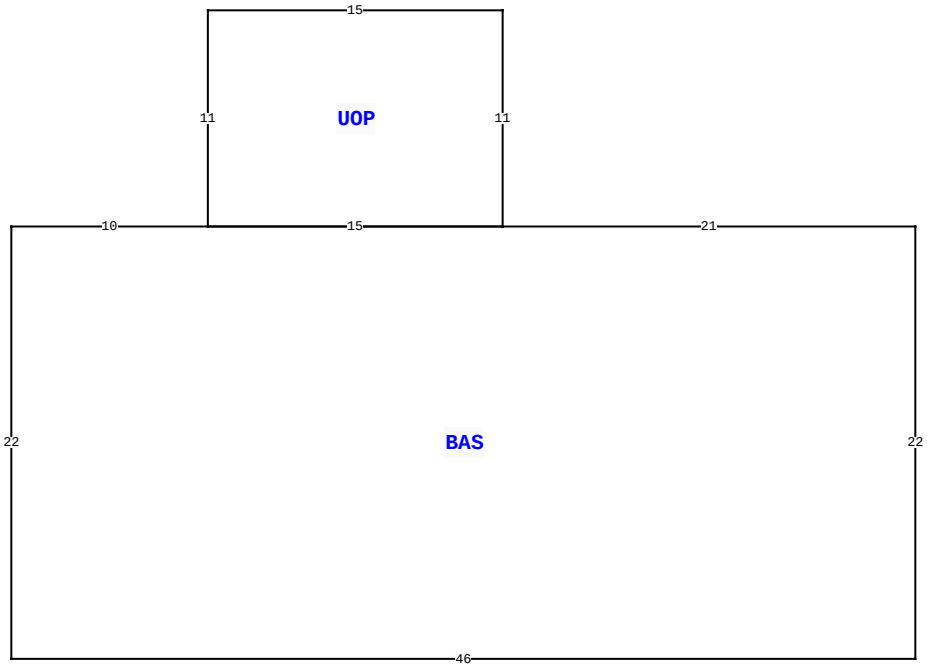
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	3601	RV PARK/SFR
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	14215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100		1,012	29,252
UOP	165	20		33	954
TOTALS	1,177			1,045	30,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5800	04	1,045	107.0496	57.81	60,411	1963	1980	0	0	0	50.00	50.00

1 REC FACIL 0% - 0 Heated Area: 1012 HX Base Yr



2264 NW THUNDER ST, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	83,959
TOTAL MARKET OB/XF VALUE	102,498
TOTAL LAND VALUE - MARKET	29,625
TOTAL MARKET VALUE	216,082
SOH/AGL Deduction	42,152
ASSESSED VALUE	173,930
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,930
TOTAL JUST VALUE	216,082
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,469

XFOB:2:1: BRIGADIER/SPRINGFIELD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26877	MAINT/ALTR	0	03/26/2008
026268	MAINT/ALTR	180	09/24/2007
6815	M H	60	02/03/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/2374	1/24/2017	WD	U	I	12	250,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: R & M - 2000 CORP						
1272/0453	4/03/2014	WD	U	I	12	174,200
GRANTOR: ROBERT L LEE JR & MYR						
GRANTEE: WELLS FARGO BANK N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 UOP= N11 W15 S11 E15$ W15 W10 S22 E46 N22$.

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	9915	RV SITE	0	0	0	0	31.00	UT	3,000.00	3,000.00	100	0	0	3	100	93,000	
2	0297	SHED CONCR	0	0	6	8	48.00	UT	10.00	10.00	100	0	0	3	100	480	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,018	

LAND DESCRIPTION

TOTAL OB/XF 102,498

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	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	7,500.00	7,500.00	7,500							
2	2820	C	RV PARK	0		00	0.00	0.00	2.95	AC		1.00	1.00	1.00	7,500.00	7,500.00	22,125							

REVIEW DATE 10/20/2022 BY JB Total Acres: 3.95 Total Land Value: 29,625 Market: 0 Agricultural: 0 Common: 29,625 PRINTED 11/17/2025 BY SYS

COMM INTERS OF W SEC LINE &
S R/W CR-136, RUN E 132 FT
FOR POB, RUN S 616.13 FT TO S

R & M - 2000 CORP
2264 NW THUNDER ST
WHITE SPRINGS, FL 32096

2026

14-2S-15-00051-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

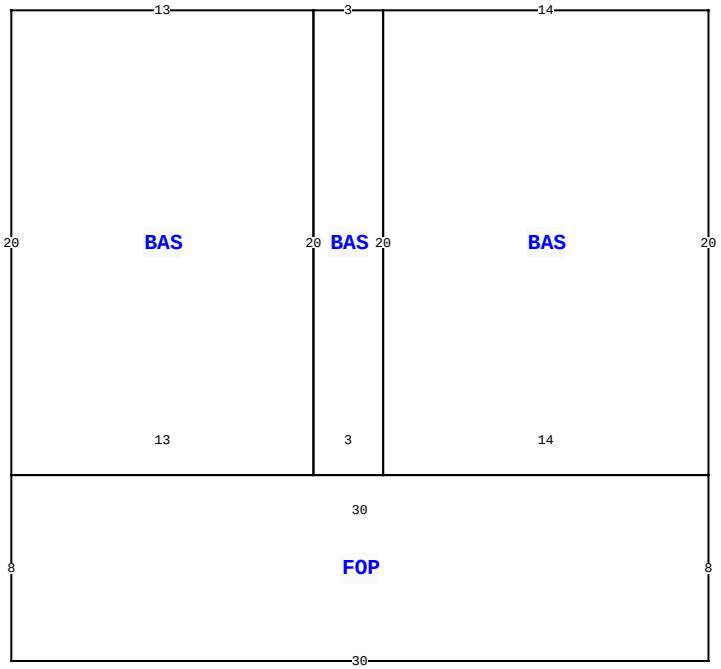
DOR CODE	3601	RV PARK/SFR	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	14215.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60	100		60	692
BAS	260	100		260	2,997
BAS	280	100		280	3,227
FOP	240	30		72	830
TOTALS	840			672	7,745

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8801	04	672	62.2860	23.05	15,490	1993	1993	0	0	0	50.00	50.00

2 C B MISC 0% - 0 Heated Area: 600 HX Base Yr



2264 NW THUNDER ST, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 3 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	83,959
TOTAL MARKET OB/XF VALUE	102,498
TOTAL LAND VALUE - MARKET	29,625
TOTAL MARKET VALUE	216,082
SOH/AGL Deduction	42,152
ASSESSED VALUE	173,930
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,930
TOTAL JUST VALUE	216,082
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1329/2374	1/24/2017	WD	U	I	12	250,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: R & M - 2000 CORP						
1272/0453	4/03/2014	WD	U	I	12	174,200
GRANTOR: ROBERT L LEE JR & MYR						
GRANTEE: WELLS FARGO BANK N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S20 FOP= S8 E30 N8 W30$ E13 BAS= E3 BAS= E14 N20 W14 S20$ N20 W3 S20$ N20$.

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 10/20/2022 BY JB Total Acres: 3.95 Total Land Value: 29,625 Market: 0 Agricultural: 0 Common: 29,625 PRINTED 11/17/2025 BY SYS

COMM INTERS OF W SEC LINE &
S R/W CR-136, RUN E 132 FT
FOR POB, RUN S 616.13 FT TO S

R & M - 2000 CORP
2264 NW THUNDER ST
WHITE SPRINGS, FL 32096

2026

14-2S-15-00051-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

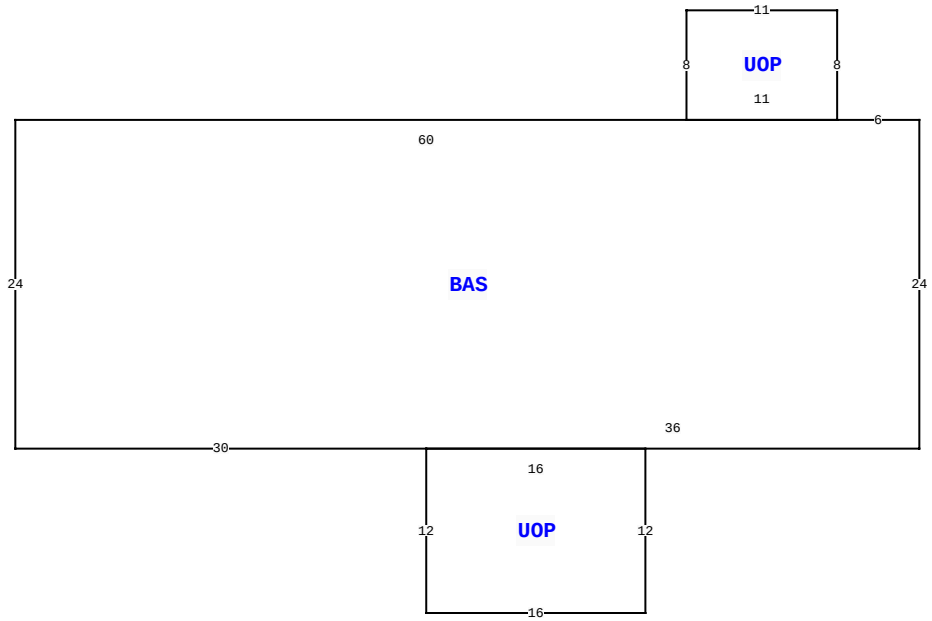
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	3601	RV PARK/SFR
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	14215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100		1,584	44,060
UOP	88	25		22	612
UOP	192	25		48	1,335
TOTALS	1,864			1,654	46,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,654	115.9000	69.54	115,019	1986	1986	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 1584 HX Base Yr



2264 NW THUNDER ST, WHITE SPRINGS

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	83,959
TOTAL MARKET OB/XF VALUE	102,498
TOTAL LAND VALUE - MARKET	29,625
TOTAL MARKET VALUE	216,082
SOH/AGL Deduction	42,152
ASSESSED VALUE	173,930
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,930
TOTAL JUST VALUE	216,082
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1329/2374	1/24/2017	WD	U	I	12	250,000
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: R & M - 2000 CORP						
1272/0453	4/03/2014	WD	U	I	12	174,200
GRANTOR: ROBERT L LEE JR & MYR						
GRANTEE: WELLS FARGO BANK N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UOP= N8 W11 S8 E11$ W60 S24 E30 UOP= S12 E16 N12 W16$ E36 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 10/20/2022 BY JB Total Acres: 3.95 Total Land Value: 29,625 Market: 0 Agricultural: 0 Common: 29,625 PRINTED 11/17/2025 BY SYS