COMM NW COR, RUN S 557 FT, NE 58
RUN N 373.99 FT TO C/L THOMAS RD
261.65 FT, S 334.36 FT, SW 266.0

B & G RENTAL PROPERTIES LLC
PO BOX 3683
LAKE CITY, FL 32056

2026

20-3S-17-05217-009

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
Quality	05	05

DOR CODE	0202	MOBILE HOME/M HOME	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.00	1.00/	

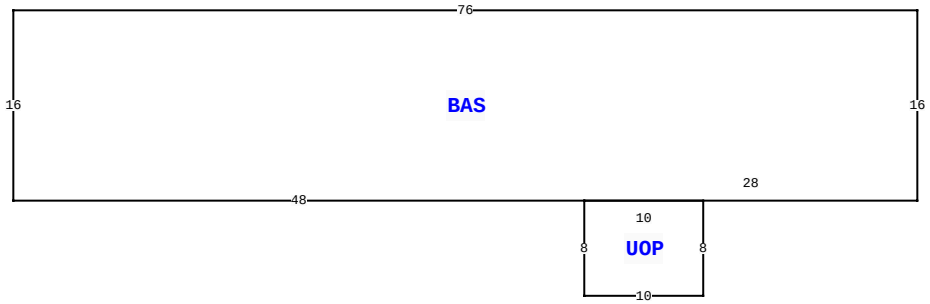
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100		1,216	33,824
UOP	80	25		20	556
TOTALS	1,296			1,236	34,380

186 NW GERSON LN, LAKE CITY

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,236	115.9000	69.54	85,951	1997	1997	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2021 Heated Area: 1216 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	58,910
TOTAL MARKET OB/XF VALUE	7,100
TOTAL LAND VALUE - MARKET	9,675
TOTAL MARKET VALUE	75,685
SOH/AGL Deduction	0
ASSESSED VALUE	75,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,685
TOTAL JUST VALUE	75,685
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,967

SALE:1:1: 2.15 AC WELL/SEPTIC SHEDS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28712	M H	0	07/07/2010
25767	M H	275	05/02/2007
25767	M H	312	05/02/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/1241	7/31/2025	QC	U	I	11	100
GRANTOR: WARD GARRY						
GRANTEE: B & G RENTAL PROPER						
1411/2208	5/15/2020	WD	Q	I	05	161,000
GRANTOR: JAY S DAVIS						
GRANTEE: GARRY WARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S16 E48 UOP= S8 E10 N8 W10$ E28 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,100

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	2.15	AC		1.00	1.00	0.75	6,000.00	4,500.00	9,675							

REVIEW DATE 09/01/2015 BY DF Total Acres: 2.15 Total Land Value: 9,675 Market: 0 Agricultural: 0 Common: 9,675 PRINTED 10/02/2025 BY SYS

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RUN N 373.99 FT TO C/L THOMAS RD
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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
Quality	03	03

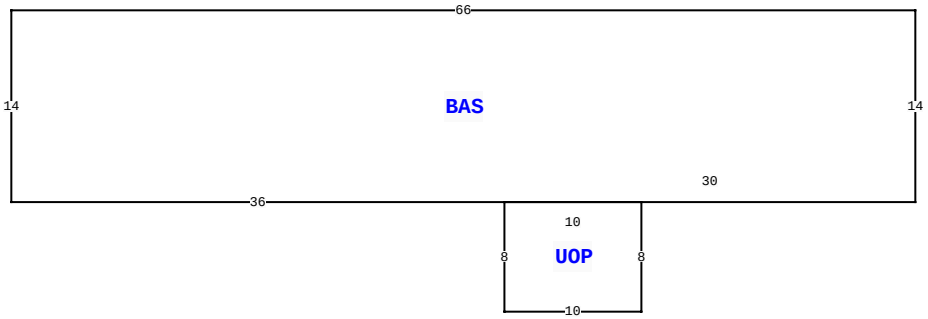
DOR CODE 0202 MOBILE HOME/M HOME
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 20317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	24,010
UOP	80	25		20	520
TOTALS	1,004			944	24,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	944	100.7100	60.43	57,046	2004	2004	0	0	0	57.00	43.00

3 MOBILE HME 0% - 2021 Heated Area: 924 HX Base Yr



186 NW GERSON LN, LAKE CITY

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GRANTOR: JAY S DAVIS						
GRANTEE: GARRY WARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E36 UOP= S8 E10 N8 W10$ E30 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 09/01/2015 BY DF Total Acres: 2.15 Total Land Value: 9,675 Market: 0 Agricultural: 0 Common: 9,675 PRINTED 10/02/2025 BY SYS