E1/2 OF E1/2 OF SW1/4 OF SE1/4 A
RR. (AKA LOT 10 BLOCK A RANCHETT

ARANGO ONE LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2025

21-3S-16-02217-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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	01	01

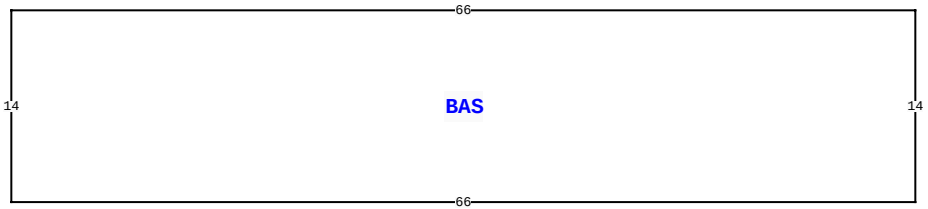
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	7,810
TOTALS	924			924	7,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	924	70.4250	42.26	39,048	1985	1985	0	0	25	60.00	20.00

1 MOBILE HME – 0% - 2025 Heated Area: 924 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	81,093
TOTAL MARKET OB/XF VALUE	51,415
TOTAL LAND VALUE - MARKET	57,310
TOTAL MARKET VALUE	189,818
SOH/AGL Deduction	0
ASSESSED VALUE	189,818
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,818
TOTAL JUST VALUE	189,818
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED
15086	M H	125	02/15/1999
11880	M H	125	11/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1508/544	2/09/2024	WD	U	I	11	100
GRANTOR: YOUNG SOLI DENISE						
GRANTEE: PEARCE LOIS E LIVIN						

130 NW JUPITER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 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
1	0259	MHP HOOKUP	0	0	0	0	13.00	UT	3,655.00	3,655.00	100	0	0	3	100	47,515	
2	0021	BARN,FR AE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
5	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
7	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
8	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 51,415

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	2810	C	MH PARK	0		A-1	0.00	0.00	5.21	AC		1.00	1.00	1.00	11,000.00	11,000.00	57,310							

REVIEW DATE 05/28/2025 BY ME Total Acres: 5.21 Total Land Value: 57,310 Market: 0 Agricultural: 0 Common: 57,310 PRINTED 06/24/2025 BY SYS

E1/2 OF E1/2 OF SW1/4 OF SE1/4 A
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LAKE CITY, FL 32025

2025

21-3S-16-02217-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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	01	01

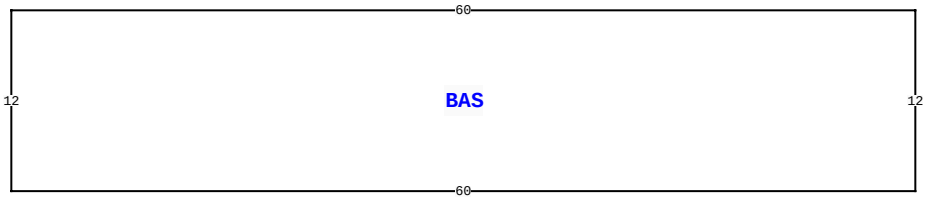
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.050	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	5,242
TOTALS	720			720	5,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	720	60.6750	36.40	26,208	1973	1973	0	0	20	60.00	20.00

2 MOBILE HME – 0% - 2025 Heated Area: 720 HX Base Yr



130 NW JUPITER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	81,093
TOTAL MARKET OB/XF VALUE	51,415
TOTAL LAND VALUE - MARKET	57,310
TOTAL MARKET VALUE	189,818
SOH/AGL Deduction	0
ASSESSED VALUE	189,818
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,818
TOTAL JUST VALUE	189,818
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1508/544	2/09/2024	WD	U	I	11	100
GRANTOR: YOUNG SOLI DENISE						
GRANTEE: PEARCE LOIS E LIVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E60 N12$.

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 05/28/2025 BY ME Total Acres: 5.21 Total Land Value: 57,310 Market: 0 Agricultural: 0 Common: 57,310 PRINTED 06/24/2025 BY SYS

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LAKE CITY, FL 32025

2025

21-3S-16-02217-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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	01	01

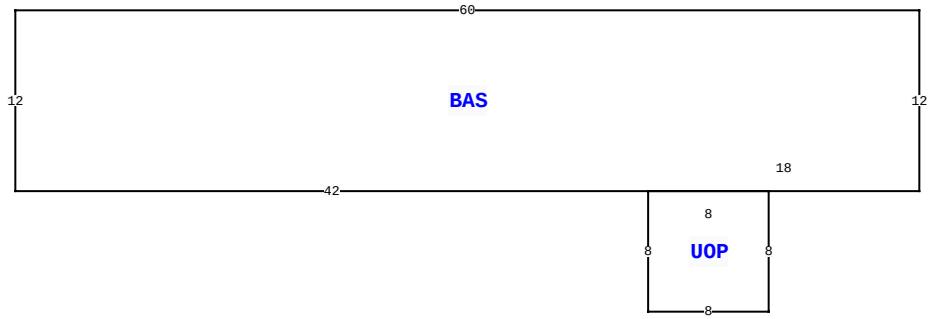
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.050 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	5,242
UOP	64	25		16	116
TOTALS	784			736	5,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	736	60.6750	36.40	26,790	1973	1973	0	0	20	60.00	20.00

3 MOBILE HME – 0% - 2025 Heated Area: 720 HX Base Yr



130 NW JUPITER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	81,093
TOTAL MARKET OB/XF VALUE	51,415
TOTAL LAND VALUE - MARKET	57,310
TOTAL MARKET VALUE	189,818
SOH/AGL Deduction	0
ASSESSED VALUE	189,818
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,818
TOTAL JUST VALUE	189,818
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1508/544	2/09/2024	WD	U	I	11	100
GRANTOR: YOUNG SOLI DENISE						
GRANTEE: PEARCE LOIS E LIVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E42 UOP= S8 E8 N8 W8$ E18 N12$.

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 05/28/2025 BY ME Total Acres: 5.21 Total Land Value: 57,310 Market: 0 Agricultural: 0 Common: 57,310 PRINTED 06/24/2025 BY SYS

E1/2 OF E1/2 OF SW1/4 OF SE1/4 A
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220 SE ROSE COVE GLN
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2025

21-3S-16-02217-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

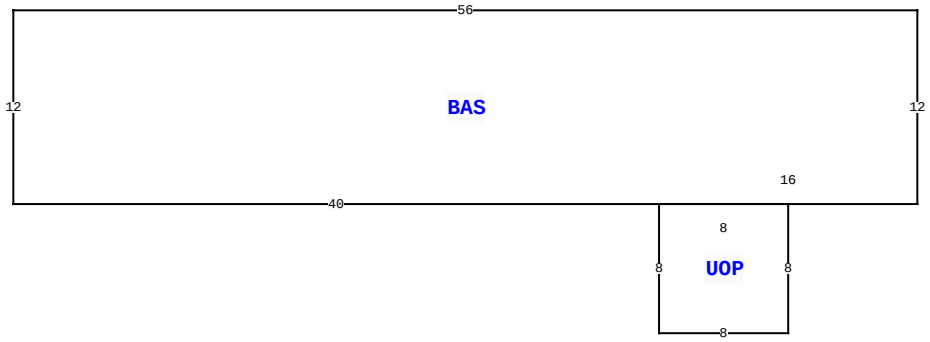
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	5,317
UOP	64	25		16	127
TOTALS	736			688	5,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	688	65.9250	39.56	27,217	1970	1970	0	0	20	60.00	20.00

4 MOBILE HME – 0% - 2025 Heated Area: 672 HX Base Yr



130 NW JUPITER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	81,093
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TOTAL LAND VALUE - MARKET	57,310
TOTAL MARKET VALUE	189,818
SOH/AGL Deduction	0
ASSESSED VALUE	189,818
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,818
TOTAL JUST VALUE	189,818
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1508/544	2/09/2024	WD	U	I	11	100
GRANTOR: YOUNG SOLI DENISE						
GRANTEE: PEARCE LOIS E LIVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E40 UOP= S8 E8 N8 W8$ E16 N12$.

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 05/28/2025 BY ME Total Acres: 5.21 Total Land Value: 57,310 Market: 0 Agricultural: 0 Common: 57,310 PRINTED 06/24/2025 BY SYS

E1/2 OF E1/2 OF SW1/4 OF SE1/4 A
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2025

21-3S-16-02217-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 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	01	01

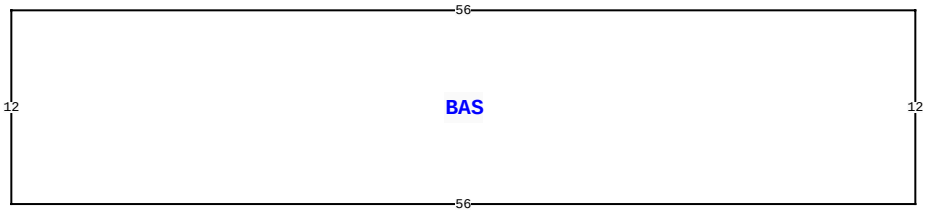
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.050 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	4,892
TOTALS	672			672	4,892

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	672	60.6750	36.40	24,461	1969	1969	0	0	20	60.00	20.00

5 MOBILE HME – 0% - 2025 Heated Area: 672 HX Base Yr



130 NW JUPITER CT, LAKE CITY

BLD DATE		LGL DATE	
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INC DATE		AG DATE	

VALUATION SUMMARY

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Tax Group: 2	Tax Dist:
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ASSESSED VALUE	189,818
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,818
TOTAL JUST VALUE	189,818
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1508/544	2/09/2024	WD	U	I	11	100
GRANTOR: YOUNG SOLI DENISE						
GRANTEE: PEARCE LOIS E LIVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

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 05/28/2025 BY ME Total Acres: 5.21 Total Land Value: 57,310 Market: 0 Agricultural: 0 Common: 57,310 PRINTED 06/24/2025 BY SYS

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Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

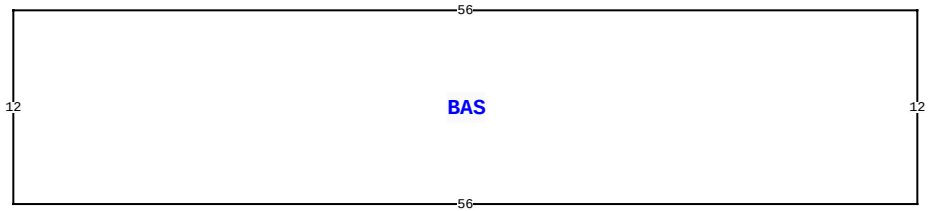
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.050 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	4,010
TOTALS	672			672	4,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	672	49.7400	29.84	20,052	1972	1972	0	0	50	60.00	20.00

6 MOBILE HME – 0% - 2025 Heated Area: 672 HX Base Yr



130 NW JUPITER CT, LAKE CITY

BLD DATE		LGL DATE	
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COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
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ASSESSED VALUE	189,818
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,818
TOTAL JUST VALUE	189,818
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: ARANGO ONE LLC						
1508/544	2/09/2024	WD	U	I	11	100
GRANTOR: YOUNG SOLI DENISE						
GRANTEE: PEARCE LOIS E LIVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

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 05/28/2025 BY ME Total Acres: 5.21 Total Land Value: 57,310 Market: 0 Agricultural: 0 Common: 57,310 PRINTED 06/24/2025 BY SYS

E1/2 OF E1/2 OF SW1/4 OF SE1/4 A
RR. (AKA LOT 10 BLOCK A RANCHETT

ARANGO ONE LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2025

21-3S-16-02217-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

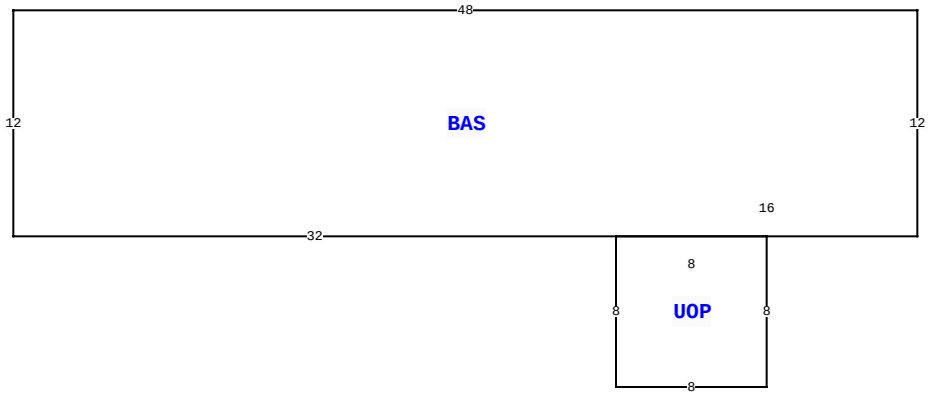
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	4,143
UOP	64	25		16	115
TOTALS	640			592	4,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	592	59.9250	35.96	21,288	1969	1969	0	0	20	60.00	20.00

7 MOBILE HME – 0% - 2025 Heated Area: 576 HX Base Yr



130 NW JUPITER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	81,093
TOTAL MARKET OB/XF VALUE	51,415
TOTAL LAND VALUE - MARKET	57,310
TOTAL MARKET VALUE	189,818
SOH/AGL Deduction	0
ASSESSED VALUE	189,818
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,818
TOTAL JUST VALUE	189,818
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1508/544	2/09/2024	WD	U	I	11	100
GRANTOR: YOUNG SOLI DENISE						
GRANTEE: PEARCE LOIS E LIVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S12 E32 UOP= S8 E8 N8 W8$ E16 N12$.

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 05/28/2025 BY ME Total Acres: 5.21 Total Land Value: 57,310 Market: 0 Agricultural: 0 Common: 57,310 PRINTED 06/24/2025 BY SYS

E1/2 OF E1/2 OF SW1/4 OF SE1/4 A
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ARANGO ONE LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2025

21-3S-16-02217-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 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	01	01

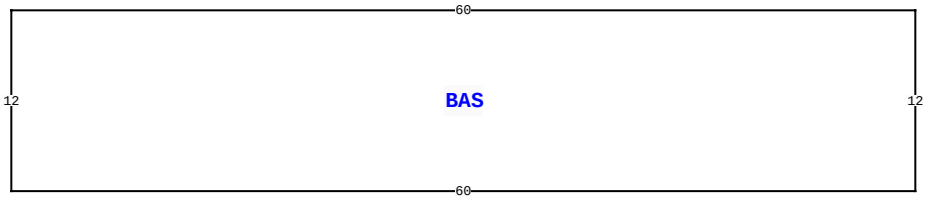
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.050 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	5,178
TOTALS	720			720	5,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	720	59.9250	35.96	25,891	1970	1970	0	0	20	60.00	20.00

8 MOBILE HME – 0% - 2025 Heated Area: 720 HX Base Yr



130 NW JUPITER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	81,093
TOTAL MARKET OB/XF VALUE	51,415
TOTAL LAND VALUE - MARKET	57,310
TOTAL MARKET VALUE	189,818
SOH/AGL Deduction	0
ASSESSED VALUE	189,818
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,818
TOTAL JUST VALUE	189,818
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1508/544	2/09/2024	WD	U	I	11	100
GRANTOR: YOUNG SOLI DENISE						
GRANTEE: PEARCE LOIS E LIVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E60 N12$.

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 05/28/2025 BY ME Total Acres: 5.21 Total Land Value: 57,310 Market: 0 Agricultural: 0 Common: 57,310 PRINTED 06/24/2025 BY SYS

E1/2 OF E1/2 OF SW1/4 OF SE1/4 A
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ARANGO ONE LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2025

21-3S-16-02217-000

BUILDING CHARACTERISTICS

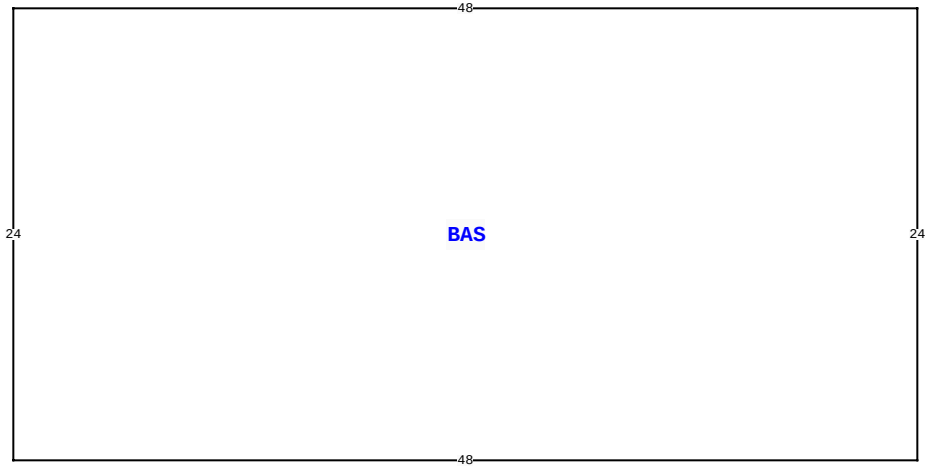
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	9,322
TOTALS	1,152			1,152	9,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,152	67.4250	40.46	46,610	1969	1969	0	0	20	60.00	20.00

9 MOBILE HME – 0% - 2025 Heated Area: 1152 HX Base Yr



130 NW JUPITER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	81,093
TOTAL MARKET OB/XF VALUE	51,415
TOTAL LAND VALUE - MARKET	57,310
TOTAL MARKET VALUE	189,818
SOH/AGL Deduction	0
ASSESSED VALUE	189,818
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,818
TOTAL JUST VALUE	189,818
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1508/544	2/09/2024	WD	U	I	11	100
GRANTOR: YOUNG SOLI DENISE						
GRANTEE: PEARCE LOIS E LIVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E48 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 05/28/2025 BY ME Total Acres: 5.21 Total Land Value: 57,310 Market: 0 Agricultural: 0 Common: 57,310 PRINTED 06/24/2025 BY SYS

E1/2 OF E1/2 OF SW1/4 OF SE1/4 A
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ARANGO ONE LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2025

21-3S-16-02217-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

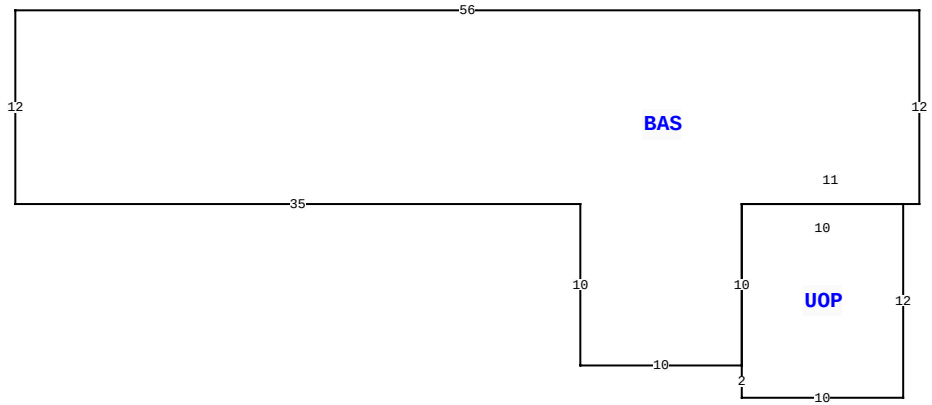
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	772	100		772	5,497
UOP	120	25		30	214
TOTALS	892			802	5,710

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	802	59.3325	35.60	28,551	1970	1970	0	0	20	60.00	20.00

10 MOBILE HME – 0% - 2025 Heated Area: 772 HX Base Yr



130 NW JUPITER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	81,093
TOTAL MARKET OB/XF VALUE	51,415
TOTAL LAND VALUE - MARKET	57,310
TOTAL MARKET VALUE	189,818
SOH/AGL Deduction	0
ASSESSED VALUE	189,818
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,818
TOTAL JUST VALUE	189,818
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1508/544	2/09/2024	WD	U	I	11	100
GRANTOR: YOUNG SOLI DENISE						
GRANTEE: PEARCE LOIS E LIVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E35 S10 E10 UOP= S2 E10 N12 W10 S10$ N10 E11 N12$.

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 05/28/2025 BY ME Total Acres: 5.21 Total Land Value: 57,310 Market: 0 Agricultural: 0 Common: 57,310 PRINTED 06/24/2025 BY SYS

E1/2 OF E1/2 OF SW1/4 OF SE1/4 A
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ARANGO ONE LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2025

21-3S-16-02217-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

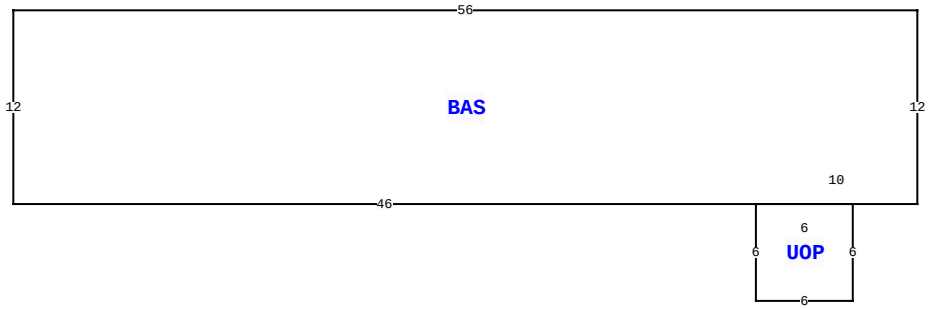
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	21316.050 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	4,252
UOP	36	25		9	57
TOTALS	708			681	4,309

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	681	52.7400	31.64	21,547	1971	1971	0	0	20	60.00	20.00

11 MOBILE HME – 0% - 2025 Heated Area: 672 HX Base Yr



130 NW JUPITER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	81,093
TOTAL MARKET OB/XF VALUE	51,415
TOTAL LAND VALUE - MARKET	57,310
TOTAL MARKET VALUE	189,818
SOH/AGL Deduction	0
ASSESSED VALUE	189,818
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,818
TOTAL JUST VALUE	189,818
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1508/544	2/09/2024	WD	U	I	11	100
GRANTOR: YOUNG SOLI DENISE						
GRANTEE: PEARCE LOIS E LIVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E46 UOP= S6 E6 N6 W6$ E10 N12$.

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 05/28/2025 BY ME Total Acres: 5.21 Total Land Value: 57,310 Market: 0 Agricultural: 0 Common: 57,310 PRINTED 06/24/2025 BY SYS

E1/2 OF E1/2 OF SW1/4 OF SE1/4 A
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LAKE CITY, FL 32025

2025

21-3S-16-02217-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
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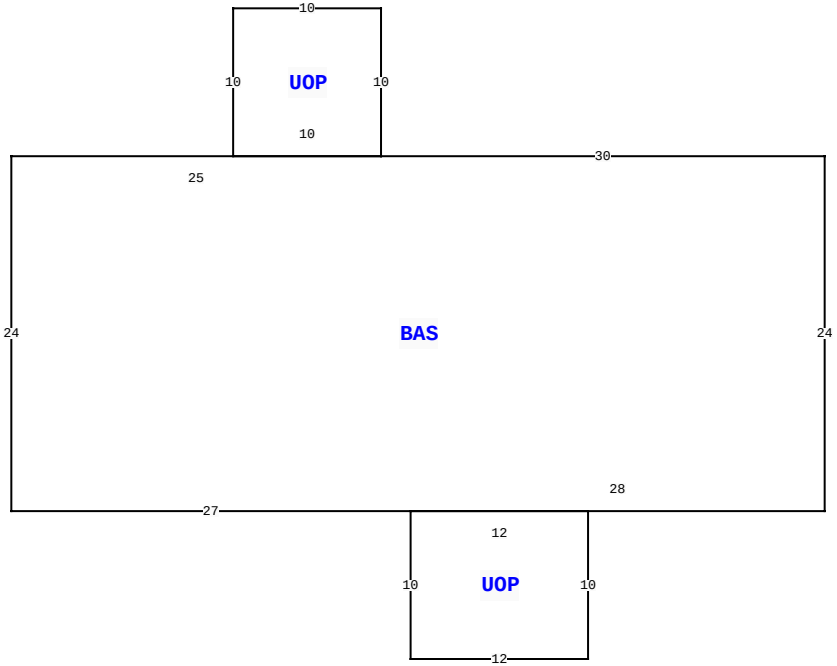
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100		1,320	10,681
UOP	100	25		25	202
UOP	120	25		30	243
TOTALS	1,540			1,375	11,126

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,375	67.4250	40.46	55,632	1973	1973	0	0	20	60.00	20.00

12 MOBILE HME – 0% - 2025 Heated Area: 1320 HX Base Yr



130 NW JUPITER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	81,093
TOTAL MARKET OB/XF VALUE	51,415
TOTAL LAND VALUE - MARKET	57,310
TOTAL MARKET VALUE	189,818
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ASSESSED VALUE	189,818
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,818
TOTAL JUST VALUE	189,818
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1508/544	2/09/2024	WD	U	I	11	100
GRANTOR: YOUNG SOLI DENISE						
GRANTEE: PEARCE LOIS E LIVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N10 W10 S10 E10$ W25 S24 E27 UOP= S10 E12N10 W12$ 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 05/28/2025 BY ME Total Acres: 5.21 Total Land Value: 57,310 Market: 0 Agricultural: 0 Common: 57,310 PRINTED 06/24/2025 BY SYS

E1/2 OF E1/2 OF SW1/4 OF SE1/4 A
RR. (AKA LOT 10 BLOCK A RANCHETT

ARANGO ONE LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2025

21-3S-16-02217-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

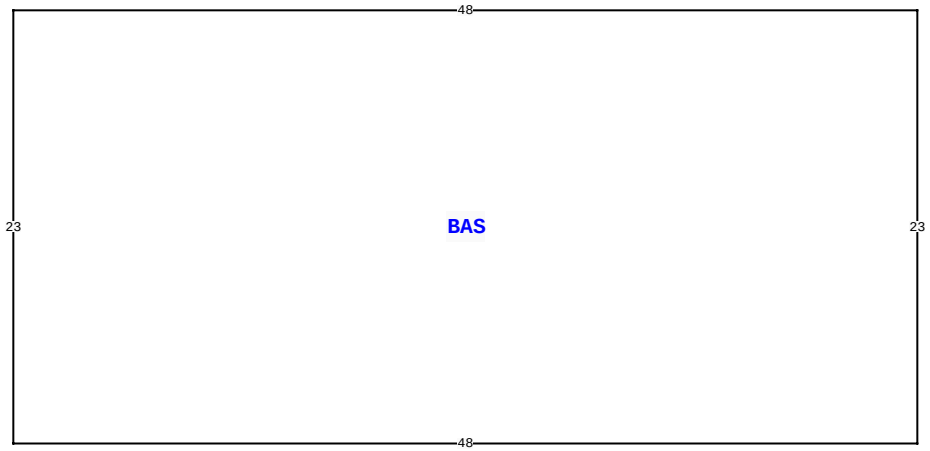
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2801	RV/MH PARK SMALL
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100		1,104	8,435
TOTALS	1,104			1,104	8,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,104	63.6750	38.20	42,173	1975	1975	0	0	20	60.00	20.00

13 MOBILE HME – 0% - 2025 Heated Area: 1104 HX Base Yr



130 NW JUPITER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	81,093
TOTAL MARKET OB/XF VALUE	51,415
TOTAL LAND VALUE - MARKET	57,310
TOTAL MARKET VALUE	189,818
SOH/AGL Deduction	0
ASSESSED VALUE	189,818
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,818
TOTAL JUST VALUE	189,818
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,914

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1508/544	2/09/2024	WD	U	I	11	100
GRANTOR: YOUNG SOLI DENISE						
GRANTEE: PEARCE LOIS E LIVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S23 E48 N23$.

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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