

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

2026

21-3S-16-02218-005



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur0301BELOW AVG. 100 FLAT 100

Roof Cover0101MINIMUM 100

Interior Wall0404PLYWOOD 100

Interior Floo1414CARPET 90

Interior Floo0808SHT VINYL 10

Air Condition0202WINDOW 100

Heating Type0303FORCED AIR 100

Bedrooms Bathrooms Stories1.1.1.100

Architectual Units Condition Adj Kitchen Adjus01010102020101CONV 100 0 100 02 100 01 100

Quality010101

DOR CODE2802MH PARK

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC21316.0501.00/

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS5281005285,189

UOP4825202512118

TOTALS5765405,307

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10285SALVAGE00001.00UT200.00200.00100003100200

20285SALVAGE00001.00UT0.000.00100003100250

30259MHP HOOKUP000013.00UT3,655.003,655.0010000310047,515

40285SALVAGE00001.00UT0.000.00100003100250

50294SHED WOOD/00001.00UT0.000.00100003100300

60294SHED WOOD/00001.00UT0.000.00100003100600

70040BARN, POLE0045462,070.00UT2.502.5060201020103603,105

80296SHED METAL00001.00UT0.000.00100201820183100800

90285SALVAGE00001.00UT250.00250.0010020252024100250

LAND DESCRIPTIONTOTAL OB/XF53,270

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

12810CMM PARK0A-10.000.004.90AC1.001.001.0011,000.0011,000.0053,900

REVIEW DATE05/29/2025BYTWTotal Acres: 4.90Total Land Value: 53,900Market: 0Agricultural: 0Common: 53,900PRINTED 11/10/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTAPNORM% COND

08000254054.607532.7617,69019721972001060.0030.00

MOBILE HME0% - 2025Heated Area: 528HX Base YrBASUOP2025

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/07/2025MLU

115 NW NEPTUNE CT, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 122

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE102,294

TOTAL MARKET OB/XF VALUE53,270

TOTAL LAND VALUE - MARKET53,900

TOTAL MARKET VALUE209,464

SOH/AGL Deduction0

ASSESSED VALUE209,464

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE209,464

TOTAL JUST VALUE209,464

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE209,464

BLDG:9:1: LOT 9

BLDG:8:1: LOT 8

BLDG:7:1: LOT 7

BLDG:6:1: LOT 6

PERMIT NUMDESCRIPTIONAMTISSUED

000053220Electrical Servic05/22/2025

000052237Electrical Servic002/03/2025

000043909Electrical Servic003/14/2022

000042525Electrical Servic008/11/2021

7530M H6008/30/1993

7310M H6006/25/1993

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYRSN CDPRICE

1514/4044/29/2024TRQ1I051,550,000

GRANTOR: PEARCE LOIS E LIVING

GRANTEE: ARANGO ONE LLC

1213/14703/15/2011WDUII11100

GRANTOR: LOIS E PEARCE

GRANTEE: LOIS E PEARCE & E W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W44 S12 E44 N12 \$

UOP=[YR=2025;ORIG=-16,12] S6 E8 N6 W8 \$

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