

COMM NW COR OF SE1/4 OF SW1/4, R
TO E R/W US-41 FOR POB, CONT E 5
FT, W 529.80 FT TO US-41, NW ALO

LAKE CITY PARK, LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2025

21-4S-17-08651-001

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
03	BELOW AVG. 100				
01	GABLE/HIP 100				
01	MINIMUM 100				
05	DRYWALL 100				
14	CARPET 90				
08	SHT VINYL 10				
02	WINDOW 100				
02	CONVECTION 100				
3	100				
2	100				
1.	1. 100				
01	CONV 100				
0	100				
02	02 100				
01	01 100				
04	04				
2802	MH PARK				
	MKT AREA		02		
21417.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100		1,008	14,768
TOTALS	1,008			1,008	14,768

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,008	73.4445	41.86	42,195	1986	1986	0	0	65.00	35.00
1 MOBILE HME - 0% - 2021 Heated Area: 1008 HX Base Yr											
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>											
<div style="display: flex; justify-content: space-between;"> 24 42 24 </div>											

COLUMBIA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 4	
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		87,079		
TOTAL MARKET OB/XF VALUE		50,900		
TOTAL LAND VALUE - MARKET		35,750		
TOTAL MARKET VALUE		173,729		
SOH/AGL Deduction		0		
ASSESSED VALUE		173,729		
TOTAL EXEMPTION VALUE		0		
BASE TAXABLE VALUE		173,729		
TOTAL JUST VALUE		173,729		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		171,164		
SALE:1:1: INCLUDES ALL MH'S ON PROPERTY. ORB 1042-				
BLDG:9:1: LOT 9				
XFOB:9:1: PEACH MH (LOT #10)				
BLDG:8:1: LOT 8				
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
000050514	Mobile Home		08/08/2024	
000049582	Electrical Servic	0	04/09/2024	
000049417	Electrical Servic	0	03/13/2024	
000045971	Electrical Servic	0	11/22/2022	
000045532	Mobile Home		09/22/2022	
30065	M H	25	04/11/2012	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1467/645	4/28/2022	WD Q	I 01	175,000
GRANTOR:HILLS PLACE FARMS LLC				
GRANTEE:LAKE CITY PARK, LL				
1415/0724	6/30/2020	WD U	I 37	92,000
GRANTOR:TERRACE HILLS LLC				
GRANTEE:HILLS PLACE FARMS L				
BUILDING NOTES				
BUILDING DIMENSIONS				
BAS= W42 S24 E42 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
1	0259	MHP HOOKUP	0	0	0	0	11.00	UT	4,300.00	4,300.00	100	0	0	3	100	47,300	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	
4	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	
5	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	
6	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	
7	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	
8	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	
9	0285	SALVAGE	0	0	0	0	1.00	UT	500.00	500.00	100	2024	2023		100	500	
TOTALS												50,900					

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		00	0.00	0.00	1.30	AC		1.00	1.00	1.00	27,500.00	27,500.00	35,750							



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	01	NONE	100
Heating Type	03	FORCED AIR	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	04	04	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
TOTALS	672		9,274

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	672	69.1695	39.43	26,497	1972	1972	0	0	65.00	35.00		
6 MOBILE HME - 0% - 2021 Heated Area: 672 HX Base Yr													
<div style="border: 1px solid black; padding: 10px; text-align: center;"> </div>													
211 SE PATIO GLN, LAKE CITY													
			BLD DATE					LGL DATE					
			XF DATE					LAND DATE					
			INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY				PAGE 2 of 4	2	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				87,079		
TOTAL MARKET OB/XF VALUE				50,900		
TOTAL LAND VALUE - MARKET				35,750		
TOTAL MARKET VALUE				173,729		
SOH/AGL Deduction				0		
ASSESSED VALUE				173,729		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				173,729		
TOTAL JUST VALUE				173,729		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				171,164		
XFOB:8:1: REMBRANDT MH (LOT #9)						
BLDG:7:1: LOT 7						
XFOB:7:1: CHEV MH (LOT #7)/ LOT #8-MH OWNED BY PAR						
BLDG:6:1: LOT 6						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
20812	M H	125	06/20/2003			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/645	4/28/2022	WD Q	I		01	175,000
GRANTOR: HILLS PLACE FARMS LLC						
GRANTEE: LAKE CITY PARK, LL						
1415/0724	6/30/2020	WD U	I		37	92,000
GRANTOR: TERRACE HILLS LLC						
GRANTEE: HILLS PLACE FARMS L						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W56 S12 E56 N12\$.						

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
TOTAL OB/XF 0																	

LAND DESCRIPTION										TOTAL OB/XF															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	

COMM NW COR OF SE1/4 OF SW1/4, R
TO E R/W US-41 FOR POB, CONT E 5
FT, W 529.80 FT TO US-41, NW ALO

LAKE CITY PARK, LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2025

21-4S-17-08651-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		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	2802MH PARK		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	21417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
TOTALS	672		8,893

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
11	MOBILE HME - 0% - 2021				25,408	1972	1972	0	0	65.00	35.00													
				Heated Area: 672			HX Base Yr																	
<div style="border: 1px solid black; padding: 10px; text-align: center;"> </div>																								
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																						
XF DATE		LAND DATE																						
INC DATE		AG DATE																						

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 4
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	87,079		
TOTAL MARKET OB/XF VALUE	50,900		
TOTAL LAND VALUE - MARKET	35,750		
TOTAL MARKET VALUE	173,729		
SOH/AGL Deduction	0		
ASSESSED VALUE	173,729		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	173,729		
TOTAL JUST VALUE	173,729		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	171,164		
XFOB:6:1: NOBILITY MH (LOT #6)			
XFOB:5:1: LAMPLIGHTER MH (LOT #5)			
BLDG:5:1: LOT 5			
XFOB:4:1: CONCORD MH/NO TITLE (LOT #4)			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
1467/645	4/28/2022	WD Q	I 01
GRANTOR: HILLS PLACE FARMS LLC			
GRANTEE: LAKE CITY PARK, LL			
1415/0724	6/30/2020	WD U	I 37
GRANTOR: TERRACE HILLS LLC			
GRANTEE: HILLS PLACE FARMS L			
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
211 SE PATIO GLN, LAKE CITY																
TOTAL OB/XF 0																

LAND DESCRIPTION													TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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		80	
Interior Floo	08	SHT	VINYL	20	
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	
Condition Adj	03	03		100	
Kitchen Adjus	01	01		100	
Quality	05	05			
DOR CODE	2802MH PARK				
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	21417.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	2024	1,104	54,144
TOTALS	1,104			1,104	54,144

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
12	MANUF	1	0%	2024																			
				Heated Area:	1104			HX Base Yr															
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> 48 48 23 23 <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);"> <p>BAS 2024</p> </div> </div>																							
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																					
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211 SE PATIO GLN, LAKE CITY

COLUMBIA COUNTY PROPERTY				PAGE 4 of 4	2
VALUATION SUMMARY				STANDARD	
VALUATION BY					
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				87,079	
TOTAL MARKET OB/XF VALUE				50,900	
TOTAL LAND VALUE - MARKET				35,750	
TOTAL MARKET VALUE				173,729	
SOH/AGL Deduction				0	
ASSESSED VALUE				173,729	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				173,729	
TOTAL JUST VALUE				173,729	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				171,164	
BLDG:4:1: LOT 4					
XFOB:3:1: SAHARA MH (LOT #3)					
BLDG:3:1: LOT 3					
BLDG:2:1: LOT 2					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/645	4/28/2022	WD Q	Q	I	01	175,000
GRANTOR: HILLS PLACE FARMS LLC						
GRANTEE: LAKE CITY PARK, LL						
1415/0724	6/30/2020	WD U	U	I	37	92,000
GRANTOR: TERRACE HILLS LLC						
GRANTEE: HILLS PLACE FARMS L						

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2024;ORIG=10,10] S23 E48 N23 W48 \$

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV