

LOT 15 BRANDEN ESTATES S/D.  
828-71, WD 1063-603, QC 1163-236

SHARKEY LINDA L/HILTON VANESSA A  
272 NW WHITNEY GLN  
LAKE CITY, FL 32055

2026

22-3S-16-02244-115



| BUILDING CHARACTERISTICS |                 |                |
|--------------------------|-----------------|----------------|
| ELEMENT                  | CD              | CONSTRUCTION   |
| Exterior Wall            | 31              | VINYL SID 100  |
| Exterior Wall            | 00              | N/A 0          |
| Roof Structur            | 03              | GABLE/HIP 100  |
| Roof Cover               | 03              | COMP SHNGL 100 |
| Interior Wall            | 05              | DRYWALL 100    |
| Interior Floo            | 12              | HARDWOOD 50    |
| Interior Floo            | 14              | CARPET 50      |
| Air Condition            | 03              | CENTRAL 100    |
| Heating Type             | 04              | AIR DUCTED 100 |
| Bedrooms                 | 5               | 100            |
| Bathrooms                | 3               | 100            |
| Frame                    | 01              | NONE 100       |
| Stories                  | 1.              | 1. 100         |
| Units                    |                 | 0 100          |
| Condition Adj            | 03              | 03 100         |
| Kitchen Adjus            | 01              | 01 100         |
| Quality                  | 05              | 05             |
| DOR CODE                 | 0200MOBILE HOME |                |

|                  |                  |             |      |              |                      |
|------------------|------------------|-------------|------|--------------|----------------------|
| NEIGHBORHOOD/LOC |                  | 22316.020   |      | 1.00/        |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 2,160            | 100         | 2023 | 2,160        | 234,625              |
|                  |                  |             |      |              |                      |
|                  |                  |             |      |              |                      |
|                  |                  |             |      |              |                      |
|                  |                  |             |      |              |                      |
|                  |                  |             |      |              |                      |
|                  |                  |             |      |              |                      |
| TOTALS           | 2,160            |             |      | 2,160        | 234,625              |

| EXTRA FEATURES |            |             |     |     |   |   |       |    |          |                |       |
|----------------|------------|-------------|-----|-----|---|---|-------|----|----------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R    | ADJ UNIT PRICE | NOTES |
| 1              | 9945       | Well/Sept   | 0   | 0   | 0 | 0 | 1.00  | UT | 7,000.00 | 7,000.00       |       |
| 2              | 0081       | DECKING WI  | 0   | 0   | 0 | 0 | 1.00  | UT | 800.00   | 800.00         |       |
| 3              | 0296       | SHED METAL  | 0   | 0   | 0 | 0 | 1.00  | UT | 2,800.00 | 2,800.00       |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | CONSV |
| 1                | 0200     | C   | MBL HM               | 0   |     | RSF/MH   | 0.00  | 0.00  | 1.00        | LT        |       |

| MARKET ADJUSTMENTS                                   |     |           |             |                |                |      |      |      |      |      |        |
|------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE                                                 | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 0202                                                 | 02  | 2,160     | 115.5000    | 114.34         | 246,974        | 2022 | 2022 | 0    | 0    | 5.00 | 95.00  |
| 1 MANUF 2 0% - 2023 Heated Area: 2160 HX Base Yr     |     |           |             |                |                |      |      |      |      |      |        |
| 272 NW WHITNEY GLN, LAKE CITY                        |     |           |             |                |                |      |      |      |      |      |        |
| BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE |     |           |             |                |                |      |      |      |      |      |        |
| 04/21/2023 MLU                                       |     |           |             |                |                |      |      |      |      |      |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 10,600      |  |  |  |  |  |  |  |  |  |  |  |

| COLUMBIA COUNTY PROPERTY  |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 2              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 234,625   |  |
| TOTAL MARKET OB/XF VALUE  |  | 18,600    |  |
| TOTAL LAND VALUE - MARKET |  | 18,500    |  |
| TOTAL MARKET VALUE        |  | 263,725   |  |
| SOH/AGL Deduction         |  | 0         |  |
| ASSESSED VALUE            |  | 263,725   |  |
| TOTAL EXEMPTION VALUE     |  | 0         |  |
| BASE TAXABLE VALUE        |  | 263,725   |  |
| TOTAL JUST VALUE          |  | 263,725   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 268,665   |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 000043557  | Mobile Home |     | 02/04/2022 |

| SALES DATA                     |           |           |     |     |        |            |  |
|--------------------------------|-----------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1471/2020                      | 7/20/2022 | WD        | Q   | I   | 01     | 225,000    |  |
| GRANTOR: FREEDOM MOBILE HOME S |           |           |     |     |        |            |  |
| GRANTEE: SHARKEY LINDA L       |           |           |     |     |        |            |  |
| 1365/1077                      | 7/20/2018 | WD        | U   | V   | 11     | 100        |  |
| GRANTOR: VICKI L HARRELL AS TR |           |           |     |     |        |            |  |
| GRANTEE: FREEDOM MOBILE HOME   |           |           |     |     |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                         |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2023;ORIG=17,13] E72 S30 W72 N30 \$ |  |  |  |  |  |  |  |  |  |  |  |