

COMM SE COR OF SW1/4 OF SW1/4, R
FT, N 12.50 FT TO N R/W OF WILLI
POB, CONT W 37.88 FT, N 676.03 F

RANGE ROAD MOBILE HOME PARK LLC
10663 89TH RD
LIVE OAK, FL 32060

2026

27-3S-17-05586-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	05	05
DOR CODE	0202MOBILE HOME/M HOME	
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	27317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	29,086
TOTALS	1,064			1,064	29,086

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0030	BARN, MT	0	0	0	0	1.00	UT	0.00
2	0080	DECKING	0	0	0	0	1.00	UT	0.00
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00
6	0080	DECKING	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0200	C	MBL HM	0		00	0.00	0.00	1.27

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0800	02	1,064	113.9000	68.34	72,714	1996	1996	0	0	0	60.00	40.00	
1 MOBILE HME 0% - 2022 Heated Area: 1064 HX Base Yr													
14 76 BAS 76 14													
146 NE PEPPERMINT CT, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/29/2025 MLU													

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	0030	BARN, MT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

TOTAL OB/XF										11,200							
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
1	0200	C	MBL HM	0		00	0.00	0.00	1.27	AC		1.00	1.00	1.00	9,000.00	9,000.00	11,430

COLUMBIA COUNTY PROPERTY														PAGE 1 of 2				3
VALUATION SUMMARY														STANDARD				
VALUATION BY														STANDARD				
Tax Group: 3														Tax Dist:				
BUILDING MARKET VALUE														47,386				
TOTAL MARKET OB/XF VALUE														11,200				
TOTAL LAND VALUE - MARKET														11,430				
TOTAL MARKET VALUE														70,016				
SOH/AGL Deduction														8,643				
ASSESSED VALUE														61,373				
TOTAL EXEMPTION VALUE														0				
BASE TAXABLE VALUE														61,373				
TOTAL JUST VALUE														70,016				
NCON VALUE														0				
INCOME VALUE																		
PREVIOUS YEAR MKT VALUE														70,016				
SALE:3:1: HEIR PROPERTY																		
SALE:2:1: DO NOT KNOW REASON FOR \$500 SALE																		
PRMT:2:1: LADD MH																		
PERMIT NUM														DESCRIPTION				
AMT														ISSUED				
11453														M H				
10935														M H				
SALES DATA																		
OFF RECORD Number														DATE				
TYPE INST														Q U				
V I														I I				
RSN CD														11				
SALE PRICE														100				
1431/322														2/19/2021				
GRANTOR:MCEWEN LYLE CRAIG																		
GRANTEE: RANGE ROAD MOBILE H																		
1330/1649														2/07/2017				
GRANTOR: LYNN REED																		
GRANTEE: LYLE CRAIG & JULIE																		
BUILDING NOTES																		
BUILDING DIMENSIONS																		
BAS= W76 S14 E76 N14\$.																		

RANGE ROAD MOBILE HOME PARK LLC
10663 89TH RD
LIVE OAK, FL 32060

27-3S-17-05586-004

[illegible]