BEG 298.71 FT N OF SE COR OF SW1
RUN W 190 FT, N 315 FT, E 208.71
FT TO POB. ALSO DESC AS: BEGIN A

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

2026

27-3S-17-05587-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

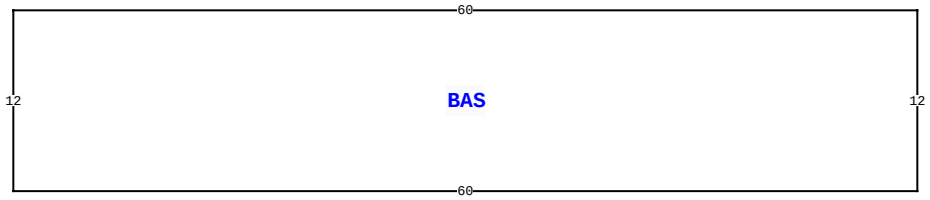
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	2801	RV/MH PARK SMALL
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	720	100		720	14,380
TOTALS	720			720	14,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	720	83.2150	49.93	35,950	1971	1971	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2022 Heated Area: 720 HX Base Yr



204 NE RANGE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,630
TOTAL MARKET OB/XF VALUE	36,500
TOTAL LAND VALUE - MARKET	13,050
TOTAL MARKET VALUE	256,180
SOH/AGL Deduction	0
ASSESSED VALUE	256,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,180
TOTAL JUST VALUE	256,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,345

XFOB:6:1: GLNB ID#5G202R1S0254
XFOB:5:1: ID#LG6909-VINT MH
XFOB:4:1: PARX ID#6012M7614
BLDG:4:1: LOT 4

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26855	M H	325	03/17/2008
25829	M H	275	05/22/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/322	2/19/2021	WD	U	I	11	100
GRANTOR: MCEWEN LYLE CRAIG						
GRANTEE: RANGE ROAD MOBILE H						
1330/1649	2/07/2017	WD	Q	I	01	190,000
GRANTOR: LYNN M REED						
GRANTEE: LYLE CRAIG & JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E60 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
1	0259	MHP HOOKUP	0	0	0	0	8.00	UT	4,300.00	4,300.00	100	0	0	3	100	34,400	
2	0166	CONC,PAVMT	0	0	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	
4	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 36,500

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	0200	C	MBL HM	0		00	0.00	0.00	0.45	AC		1.00	1.00	1.00	9,000.00	9,000.00	4,050							

REVIEW DATE 12/19/2017 BY CP Total Acres: 1.45 Total Land Value: 13,050 Market: 0 Agricultural: 0 Common: 13,050 PRINTED 11/07/2025 BY SYS

BEG 298.71 FT N OF SE COR OF SW1
RUN W 190 FT, N 315 FT, E 208.71
FT TO POB. ALSO DESC AS: BEGIN A

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

2026

27-3S-17-05587-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 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	02	02

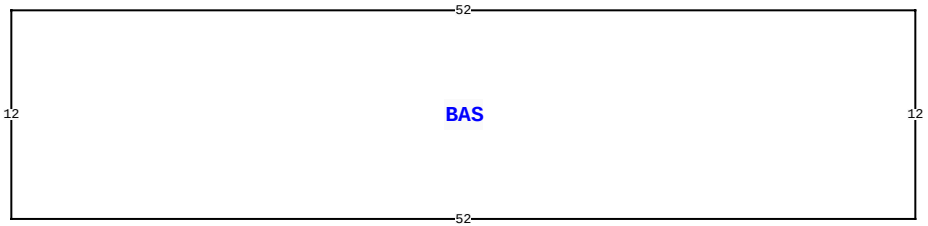
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	27317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100		624	12,462
TOTALS	624			624	12,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	624	83.2150	49.93	31,156	1970	1970	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2022 Heated Area: 624 HX Base Yr



204 NE RANGE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,630
TOTAL MARKET OB/XF VALUE	36,500
TOTAL LAND VALUE - MARKET	13,050
TOTAL MARKET VALUE	256,180
SOH/AGL Deduction	0
ASSESSED VALUE	256,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,180
TOTAL JUST VALUE	256,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,345

XFOB:3:1: ID#5E102HS14488-FLTW

BLDG:3:1: LOT 3

XFOB:2:1: VAND ID#4LCS6012C2N7684

XFOB:1:1: NBLT MH ID#N2010 DOR 1994

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/322	2/19/2021	WD	U	I	11	100
GRANTOR: MCEWEN LYLE CRAIG						
GRANTEE: RANGE ROAD MOBILE H						
1330/1649	2/07/2017	WD	Q	I	01	190,000
GRANTOR: LYNN M REED						
GRANTEE: LYLE CRAIG & JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S12 E52 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 12/19/2017 BY CP Total Acres: 1.45 Total Land Value: 13,050 Market: 0 Agricultural: 0 Common: 13,050 PRINTED 11/07/2025 BY SYS

BEG 298.71 FT N OF SE COR OF SW1
RUN W 190 FT, N 315 FT, E 208.71
FT TO POB. ALSO DESC AS: BEGIN A

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

2026

27-3S-17-05587-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

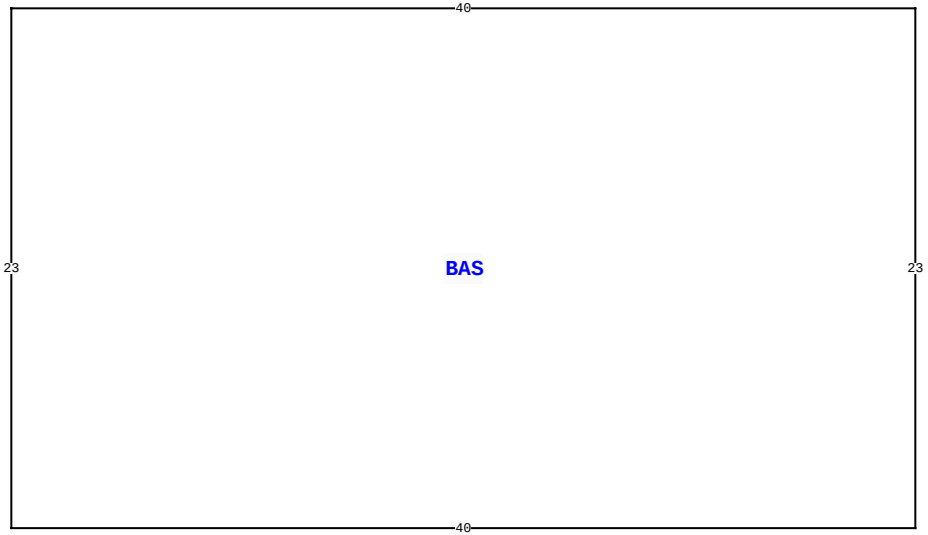
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	2801	RV/MH PARK SMALL
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	920	100		920	18,580
TOTALS	920			920	18,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	920	84.1500	50.49	46,451	1972	1972	0	0	0	60.00	40.00

5 MOBILE HME 0% - 2022 Heated Area: 920 HX Base Yr



204 NE RANGE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,630
TOTAL MARKET OB/XF VALUE	36,500
TOTAL LAND VALUE - MARKET	13,050
TOTAL MARKET VALUE	256,180
SOH/AGL Deduction	0
ASSESSED VALUE	256,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,180
TOTAL JUST VALUE	256,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/322	2/19/2021	WD	U	I	11	100
GRANTOR: MCEWEN LYLE CRAIG						
GRANTEE: RANGE ROAD MOBILE H						
1330/1649	2/07/2017	WD	Q	I	01	190,000
GRANTOR: LYNN M REED						
GRANTEE: LYLE CRAIG & JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S23 E40 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

REVIEW DATE 12/19/2017 BY CP Total Acres: 1.45 Total Land Value: 13,050 Market: 0 Agricultural: 0 Common: 13,050 PRINTED 11/07/2025 BY SYS

BEG 298.71 FT N OF SE COR OF SW1
RUN W 190 FT, N 315 FT, E 208.71
FT TO POB. ALSO DESC AS: BEGIN A

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

2026

27-3S-17-05587-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

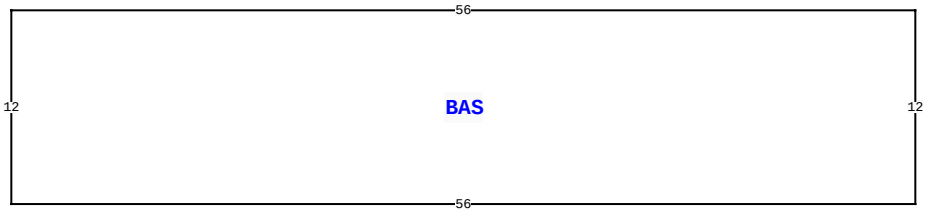
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	2801	RV/MH PARK SMALL
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	672	100		672	14,244
TOTALS	672			672	14,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	88.3150	52.99	35,609	1971	1971	0	0	0	60.00	40.00

6 MOBILE HME 0% - 2022 Heated Area: 672 HX Base Yr



204 NE RANGE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,630
TOTAL MARKET OB/XF VALUE	36,500
TOTAL LAND VALUE - MARKET	13,050
TOTAL MARKET VALUE	256,180
SOH/AGL Deduction	0
ASSESSED VALUE	256,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,180
TOTAL JUST VALUE	256,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1431/322	2/19/2021	WD	U	I	11	100
GRANTOR: MCEWEN LYLE CRAIG						
GRANTEE: RANGE ROAD MOBILE H						
1330/1649	2/07/2017	WD	Q	I	01	190,000
GRANTOR: LYNN M REED						
GRANTEE: LYLE CRAIG & JULIE						

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 12/19/2017 BY CP Total Acres: 1.45 Total Land Value: 13,050 Market: 0 Agricultural: 0 Common: 13,050 PRINTED 11/07/2025 BY SYS

BEG 298.71 FT N OF SE COR OF SW1
RUN W 190 FT, N 315 FT, E 208.71
FT TO POB. ALSO DESC AS: BEGIN A

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

2026

27-3S-17-05587-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 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	02	02

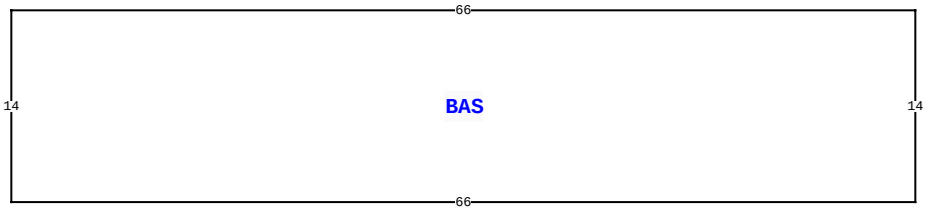
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	27317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	18,454
TOTALS	924			924	18,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	83.2150	49.93	46,135	1981	1981	0	0	0	60.00	40.00

7 MOBILE HME 0% - 2022 Heated Area: 924 HX Base Yr



204 NE RANGE RD, LAKE CITY

BLD DATE		LGL DATE	
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INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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TOTAL MARKET VALUE	256,180
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ASSESSED VALUE	256,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,180
TOTAL JUST VALUE	256,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/322	2/19/2021	WD	U	I	11	100
GRANTOR: MCEWEN LYLE CRAIG						
GRANTEE: RANGE ROAD MOBILE H						
1330/1649	2/07/2017	WD	Q	I	01	190,000
GRANTOR: LYNN M REED						
GRANTEE: LYLE CRAIG & JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

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 12/19/2017 BY CP Total Acres: 1.45 Total Land Value: 13,050 Market: 0 Agricultural: 0 Common: 13,050 PRINTED 11/07/2025 BY SYS

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LIVE OAK, FL 32060

2026

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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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	02	02

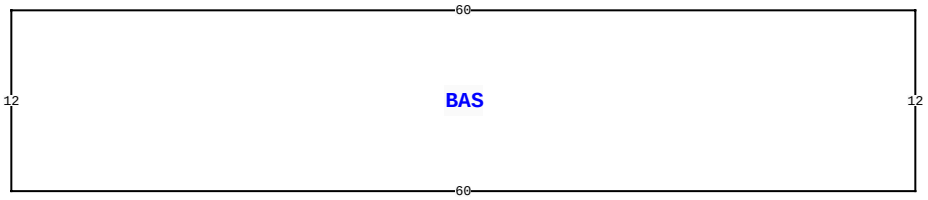
DOR CODE 2801 RV/MH PARK SMALL
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 27317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	14,380
TOTALS	720			720	14,380

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	720	83.2150	49.93	35,950	1972	1972	0	0	0	60.00	40.00

8 MOBILE HME 0% - 2022 Heated Area: 720 HX Base Yr



204 NE RANGE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,630
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TOTAL MARKET VALUE	256,180
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ASSESSED VALUE	256,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,180
TOTAL JUST VALUE	256,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: MCEWEN LYLE CRAIG						
GRANTEE: RANGE ROAD MOBILE H						
1330/1649	2/07/2017	WD	Q	I	01	190,000
GRANTOR: LYNN M REED						
GRANTEE: LYLE CRAIG & JULIE						

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 12/19/2017 BY CP Total Acres: 1.45 Total Land Value: 13,050 Market: 0 Agricultural: 0 Common: 13,050 PRINTED 11/07/2025 BY SYS

BEG 298.71 FT N OF SE COR OF SW1
RUN W 190 FT, N 315 FT, E 208.71
FT TO POB. ALSO DESC AS: BEGIN A

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

2026

27-3S-17-05587-005

COLUMBIA COUNTY PROPERTY

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
Quality	05	05

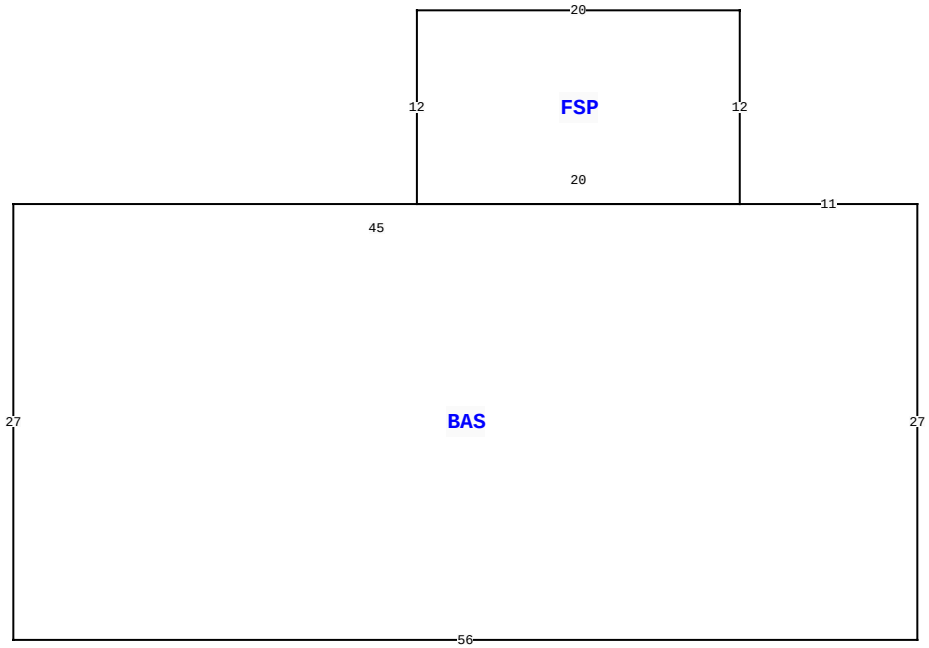
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	27317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100		1,512	89,040
FSP	240	40		96	5,653
TOTALS	1,752			1,608	94,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,608	113.9000	107.07	172,169	2007	2007	0	0	0	45.00	55.00

9 MANUF 1 0% - 2022 Heated Area: 1512 HX Base Yr



204 NE RANGE RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	206,630
TOTAL MARKET OB/XF VALUE	36,500
TOTAL LAND VALUE - MARKET	13,050
TOTAL MARKET VALUE	256,180
SOH/AGL Deduction	0
ASSESSED VALUE	256,180
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	256,180
TOTAL JUST VALUE	256,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1431/322	2/19/2021	WD	U	I	11	100
GRANTOR: MCEWEN LYLE CRAIG						
GRANTEE: RANGE ROAD MOBILE H						
1330/1649	2/07/2017	WD	Q	I	01	190,000
GRANTOR: LYNN M REED						
GRANTEE: LYLE CRAIG & JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FSP= N12 W20 S12 E20$ W45 S27 E56 N27$.

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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FT TO POB. ALSO DESC AS: BEGIN A

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

2026

27-3S-17-05587-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 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	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	02	02

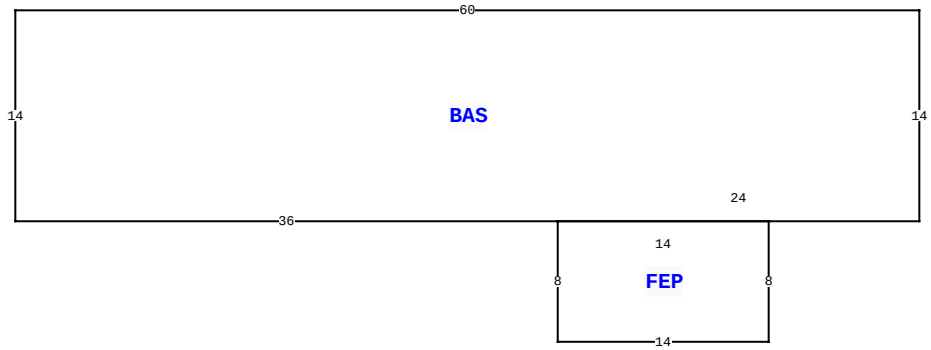
DOR CODE	2801	RV/MH PARK SMALL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	27317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	17,462
FEP	112	85		95	1,975
TOTALS	952			935	19,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	935	86.6150	51.97	48,592	1982	1982	0	0	0	60.00	40.00

10 MOBILE HME 0% - 2022 Heated Area: 840 HX Base Yr



204 NE RANGE RD, LAKE CITY

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TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	256,180
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	261,345

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GRANTEE: RANGE ROAD MOBILE H						
1330/1649	2/07/2017	WD	Q	I	01	190,000
GRANTOR: LYNN M REED						
GRANTEE: LYLE CRAIG & JULIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E36 FEP= S8 E14 N8 W14$ E24 N14$.

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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