LOT 3 BLOCK B RANCHETTES S/D UNR
OF NE1/4 OF NE1/4. EX N 25 FT FO

4B LAND & PROPERTIES LLC
2134 NW LOWER SPRINGS RD
LAKE CITY, FL 32055

2026

28-3S-16-02349-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	02	ROLL COMP 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	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03

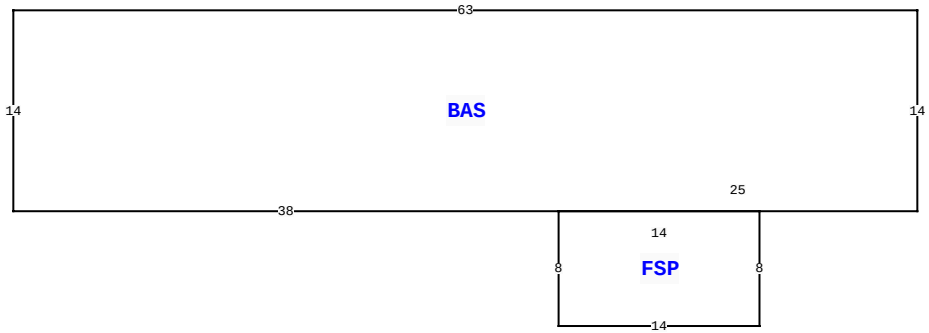
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	28316.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	882	100		882	8,451
FSP	112	40		45	431
TOTALS	994			927	8,883

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	927	79.8480	47.91	44,413	1990	1990	0	0	20	60.00	20.00

2 MOBILE HME 0% - 2004 Heated Area: 882 HX Base Yr 2004



156 NW LAZY ACRE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		27,149
TOTAL MARKET OB/XF VALUE		16,695
TOTAL LAND VALUE - MARKET		38,250
TOTAL MARKET VALUE		82,094
SOH/AGL Deduction		19,913
ASSESSED VALUE		62,181
TOTAL EXEMPTION VALUE	HX HB SX WX	42,653
BASE TAXABLE VALUE		19,528
TOTAL JUST VALUE		82,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,094

SALE:5:1: VACANT LAND
SALE:4:1: DEEDED BACK TO SELLER
SALE:3:1: 5 ACRES VACANT LAND
SALE:2:1: TWO REAL ESTATE DEALERS-NOT SURE IF QUAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053809	Mobile Home		08/11/2025
000053642	Right-of-Way Acce		07/23/2025
11298	M H	125	06/19/1996
9284	M H	125	01/25/1995
7911	M H	100	12/20/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/2759	3/17/2025	WD	Q	I	01	122,000
GRANTOR:MUNDEN MARCI						
GRANTEE:4B LAND & PROPERTIE						
1445/2795	8/26/2021	LE	U	I	14	100
GRANTOR:SPECTOR LARYMA (ENH L						
GRANTEE:MUNDEN MARCI (RMDR)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W63 S14 E38 FSP= S8 E14N8 W14$ E25 N14$.

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	0294	SHED WOOD/	0	100	16	12	1.00	UT	0.00	0.00	100	1996	1996	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2006	2006	3	100	1,200	
3	0001	RES MISC	0	0	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	4,995	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 16,695

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	0200	C	MBL HM	100		RSF/MH	0.00	0.00	4.00	AC		1.00	1.00	0.85	9,000.00	7,650.00	30,600							
2	0200	C	MBL HM	0		00	0.00	0.00	1.00	AC		1.00	1.00	0.85	9,000.00	7,650.00	7,650							

REVIEW DATE 09/30/2025 BY randall Total Acres: 5.00 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 10/07/2025 BY SYS

LOT 3 BLOCK B RANCHETTES S/D UNR
OF NE1/4 OF NE1/4. EX N 25 FT FO

4B LAND & PROPERTIES LLC
2134 NW LOWER SPRINGS RD
LAKE CITY, FL 32055

2026

28-3S-16-02349-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

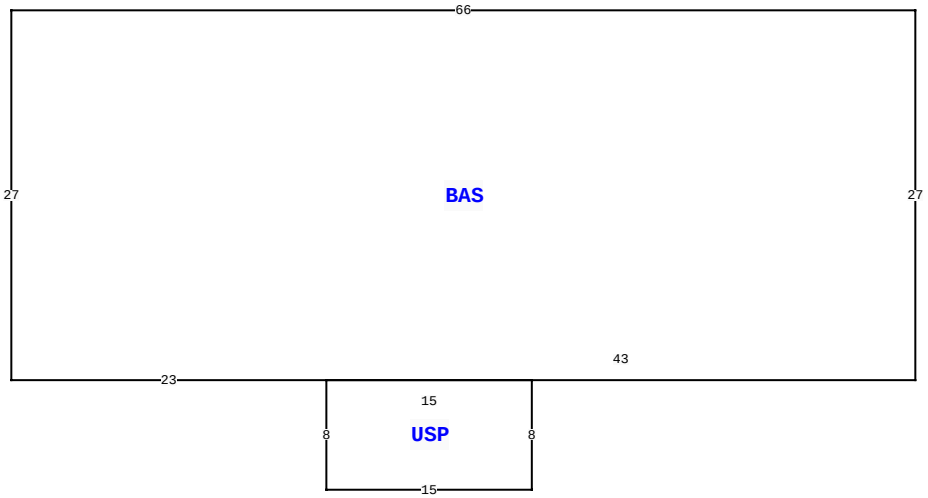
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100		1,782	17,845
USP	120	35		42	421
TOTALS	1,902			1,824	18,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	1,824	83.4480	50.07	91,328	1995	1995	0	0	20	60.00	20.00

3 MOBILE HME 100% - 2004 Heated Area: 1782 HX Base Yr 2004



156 NW LAZY ACRE CT, LAKE CITY

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TOTAL EXEMPTION VALUE	HX HB SX WX	42,653
BASE TAXABLE VALUE		19,528
TOTAL JUST VALUE		82,094
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,094

PRMT:1:1: 14X50 1992

XFOB:1:1: VEGA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1535/2759	3/17/2025	WD	Q	I	01	122,000
GRANTOR: MUNDEN MARCI						
GRANTEE: 4B LAND & PROPERTIE						
1445/2795	8/26/2021	LE	U	I	14	100
GRANTOR: SPECTOR LARYMA (ENH L						
GRANTEE: MUNDEN MARCI (RMDR)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E23 USP= S8 E15 N8 W15$ E43 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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