

COMM NW COR OF SEC 30, S 330.50
 FT, N 70 FT, E 1068.72 FT, S 44
 W 19.66 FT, W 300 FT, S 591.82 F

CASEY JONES RV PARK, LLC
 185 SW ARROWHEAD TER
 LAKE CITY, FL 32024

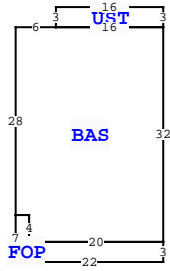
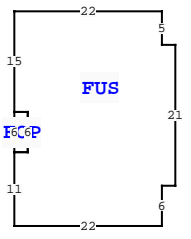
2025

30-4S-17-08885-005



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	03	BELOW AVG.	100		
Roof Structur	03	GABLE/HIP	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floo	06	VINYL ASB	50		
Interior Floo	14	CARPET	50		
Air Condition	02	WINDOW	100		
Heating Type	03	FORCED AIR	100		
Bedrooms		2	100		
Bathrooms		1	100		
Frame	01	NONE	100		
Stories	2.	2.	100		
Architectual	05	CONV	100		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	03	03			
DOR CODE	3600 CAMPS				
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	30417.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	696	100		696	37,685
FOP	12	30		4	216
FOP	74	30		22	1,191
FUS	734	100		734	39,742
UST	48	45		22	1,191
TOTALS	1,564			1,478	80,026

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,478	74.3762	83.30	123,117	1975	1975	0	0	35.00	65.00
1 SINGLE FAM 0% - 2007 Heated Area: 1430 HX Base Yr 2007											



COLUMBIA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 5	
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		255,562		
TOTAL MARKET OB/XF VALUE		446,733		
TOTAL LAND VALUE - MARKET		292,020		
TOTAL MARKET VALUE		994,315		
SOH/AGL Deduction		286,640		
ASSESSED VALUE		707,675		
TOTAL EXEMPTION VALUE		101,444		
BASE TAXABLE VALUE		606,231		
TOTAL JUST VALUE		994,315		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		1,128,545		
PERMIT NUM	DESCRIPTION	AMT	ISSUED	
29055	GARAGE	276	12/09/2101	
000049979	Roof Replacement	5,600	05/29/2024	
000048622	Roof Replacement	5,900	11/09/2023	
000046463	Electrical Servic	1,000	02/06/2023	
000044623	Electrical Servic	0	06/07/2022	
37644	STORAGE	193	01/17/2019	
SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD	SALE PRICE
1537/196	3/18/2025	QC U	I 11	100
GRANTOR: GLENN STEPHEN C AS TR				
GRANTEE: CASEY JONES RV PARK				
1319/2403	8/04/2016	WD U	I 30	100
GRANTOR: STEPHEN C, PHYLLIS J				
GRANTEE: STEPHEN C GLENN AS				
BUILDING NOTES				
BUILDING DIMENSIONS				
FUS=[ORIG=0,-30] N6 E2 N21 W2 N5 W22 S15 E2 S6 W2 S11 E22 \$				
BAS=[ORIG=0,0] W6 S28 E2 S4 E20 N32 W16 \$				
FOP=[ORIG=-6,28] S7 E22 N3 W20 N4 W2 \$				
UST=[ORIG=16,0] N3 W16 S3 E16 \$				
FOP=[ORIG=-22,-47] S6 E2 N6 W2 \$				

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	9915	RV SITE	0	100	0	0	12.00	UT	3,000.00	100	0	0	3	100	36,000	
2	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	100	2000	2000	3	100	5,000	
3	0294	SHED WOOD/	0	100	34	14	1.00	UT	9,000.00	100	1993	1993	3	100	9,000	
4	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	100	2002	2002	3	100	3,000	
5	0040	BARN, POLE	0	100	30	30	900.00	UT	3.00	100	2006	2006	3	100	2,700	
6	0296	SHED METAL	0	100	20	30	600.00	UT	7.00	100	2006	2006	3	100	4,200	
7	0070	CARPORT UF	0	100	20	25	500.00	UT	5.00	100	2006	2006	3	100	2,500	
8	9915	RV SITE	0	100	0	0	18.00	UT	3,000.00	100	0	0	3	100	54,000	
9	9915	RV SITE	0	0	0	0	50.00	UT	3,000.00	100	1993	1993	3	100	150,000	
10	0296	SHED METAL	0	100	36	60	2,160.00	UT	9.00	100	2010	2010	3	100	19,440	

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	2820	C	RV PARK	0		CHI	150.00	300.00	1.05	AC		1.00	1.00	0.50	62,000.00	31,000.00	32,550							
2	0200	C	MBL HM	100		00	150.00	300.00	1.05	AC		1.00	1.00	0.50	62,000.00	31,000.00	32,550							
3	3600	C	RV PARKS/CAM	0		CHI	150.00	292.00	1.00	AC		1.00	1.00	0.50	62,000.00	31,000.00	31,000							
4	1010	C	COMM ACRGE	0		CI	231.00	597.00	4.51	AC		1.00	1.00	0.50	62,000.00	31,000.00	139,810							
5	1000	C	VACANT COMME	0			0.00	0.00	1.81	AC		1.00	1.00	0.50	62,000.00	31,000.00	56,110							

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 FT, N 70 FT, E 1068.72 FT, S 44
 W 19.66 FT, W 300 FT, S 591.82 F

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 LAKE CITY, FL 32024

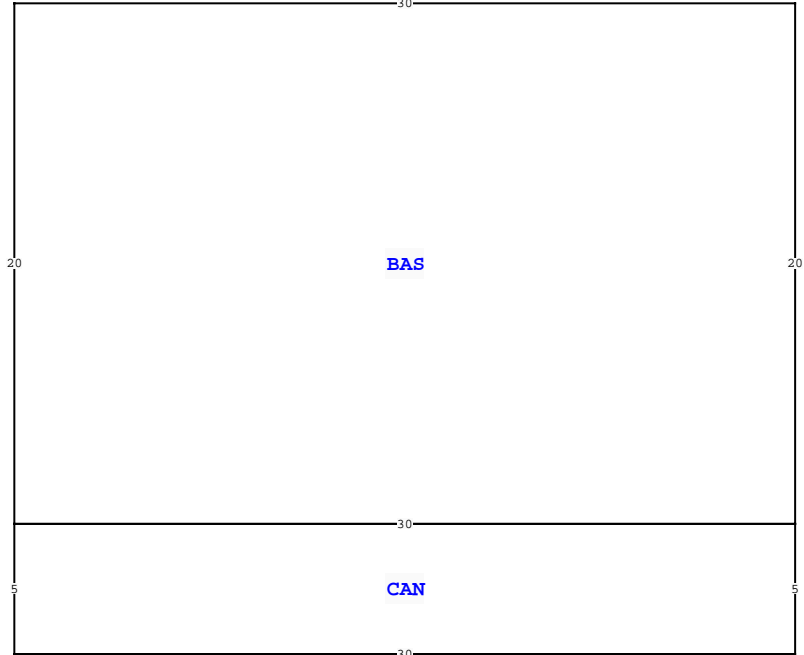
2025

30-4S-17-08885-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	08	WD OR PLY 100	
Roof Structur	04	WOOD TRUSS 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	03	CONC FINSH 100	
Ceiling	02	F.NOT SUS 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Fixtures		0 100	
Frame	02	WOOD FRAME 100	
Story Height		8 100	
RMS		2 100	
Stories	1.	1. 100	
Units		0 100	
Condition Adj	03	03 100	
Quality	01	01	
DOR CODE	3600 CAMPS		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	30417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	600	100	
CAN	150	30	
TOTALS	750		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
2 CLUB HOUSE		0%	- 2007									
			Heated Area: 600				HX Base Yr 2007					



COLUMBIA COUNTY PROPERTY		PAGE 2 of 5	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	255,562		
TOTAL MARKET OB/XF VALUE	446,733		
TOTAL LAND VALUE - MARKET	292,020		
TOTAL MARKET VALUE	994,315		
SOH/AGL Deduction	286,640		
ASSESSED VALUE	707,675		
TOTAL EXEMPTION VALUE	101,444		
BASE TAXABLE VALUE	606,231		
TOTAL JUST VALUE	994,315		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,128,545		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28424	SFR	839	03/17/2010
24326	M H	275	03/30/2006
24225	M H	275	03/13/2006
19658	PUMP/UTPOL	30	06/18/2002
19528	M H	125	05/10/2002
14769	M H	125	12/14/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1537/196	3/18/2025	QC	U	I	11	100
GRANTOR: GLENN STEPHEN C AS TR						
GRANTEE: CASEY JONES RV PARK						
1319/2403	8/04/2016	WD	U	I	30	100
GRANTOR: STEPHEN C, PHYLLIS J						
GRANTEE: STEPHEN C GLENN AS						

EXTRA FEATURES		185 SW ARROWHEAD TER, LAKE CITY															
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
11	9915	RV SITE	0	100	0	0	50.00	UT	3,000.00	3,000.00	100	2010	2010	3	100	150,000	
12	0260	PAVEMENT-A	0	100	0	0	2,916.00	UT	1.60	1.60	100	2010	2010	3	100	4,666	
13	0166	CONC, PAVMT	0	100	0	0	135.00	UT	3.00	3.00	100	2018	2018	3	100	405	
14	0296	SHED METAL	0	100	8	6	48.00	UT	9.00	9.00	100	2022	2021		100	432	
15	0296	SHED METAL	0	100	20	12	240.00	UT	9.00	9.00	100	2022	2021		100	2,160	
16	0296	SHED METAL	0	100	20	11	220.00	UT	9.00	9.00	100	2022	2021		100	1,980	
17	0070	CARPORT UF	0	100	25	20	500.00	UT	1.50	1.50	100	2022	2021		100	750	
18	0166	CONC, PAVMT	0	100	25	20	1.00	UT	500.00	500.00	100	2022	2021		100	500	

TOTAL OB/XF												160,893					
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LAND DESCRIPTION												TOTAL OB/XF												160,893					
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					

COMM NW COR OF SEC 30, S 330.50
 FT, N 70 FT, E 1068.72 FT, S 44
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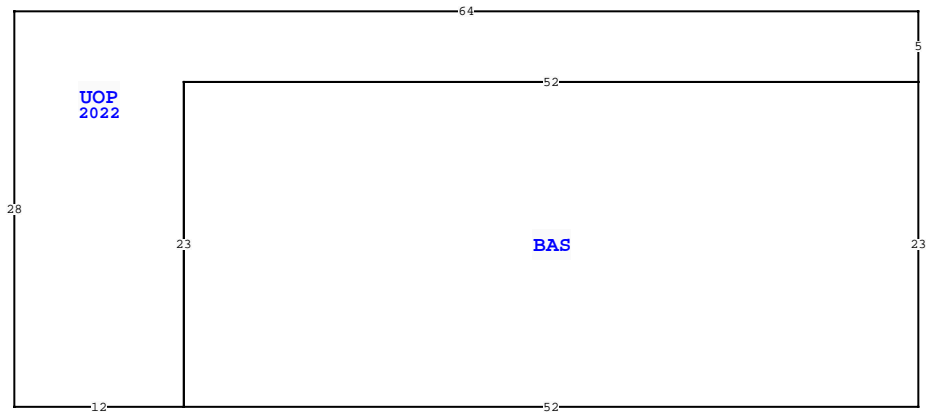
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 185 SW ARROWHEAD TER
 LAKE CITY, FL 32024

2025

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ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
04	PLYWOOD 100				
14	CARPET 70				
08	SHT VINYL 30				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	1. 100		
01	CONV 100				
03	03 100				
01	01 100				
03	03				
	DOR CODE	3600	CAMPS		
	MAP NUM		MKT AREA 06		
	NEIGHBORHOOD/LOC	30417.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	62,715
UOP	596	25	2022	149	7,813
TOTALS	1,792			1,345	70,528

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4	MANUF	1	100% - 2007								
Heated Area: 1196						HX Base Yr 2007					



COLUMBIA COUNTY PROPERTY		PAGE 4 of 5	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			255,562
TOTAL MARKET OB/XF VALUE			446,733
TOTAL LAND VALUE - MARKET			292,020
TOTAL MARKET VALUE			994,315
SOH/AGL Deduction			286,640
ASSESSED VALUE			707,675
TOTAL EXEMPTION VALUE	DH DHB HX HB		101,444
BASE TAXABLE VALUE			606,231
TOTAL JUST VALUE			994,315
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,128,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/196	3/18/2025	QC	U	I	11	100
GRANTOR: GLENN STEPHEN C AS TR						
GRANTEE: CASEY JONES RV PARK						
1319/2403	8/04/2016	WD	U	I	30	100
GRANTOR: STEPHEN C, PHYLLIS J						
GRANTEE: STEPHEN C GLENN AS						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W52 S23 E52 N23 \$	
UOP=[YR=2022;ORIG=-52,23] W12 N28 E64 S5 W52 S23 \$	

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

