BEG SE COR OF INTERS OF DUVAL
ST & RIDGEWOOD DR, RUN S
122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

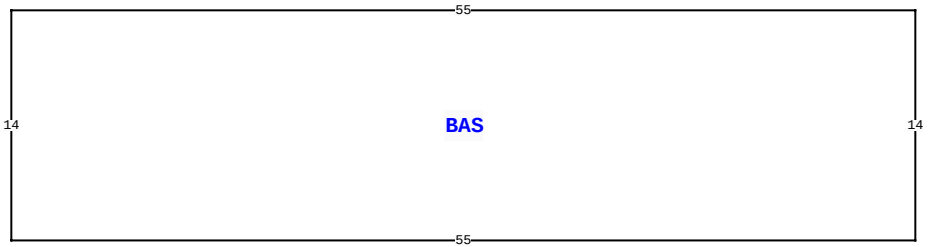
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		0 100
Frame	01	NONE 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Quality	03	03
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100		770	12,459
TOTALS	770			770	12,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	770	67.4100	40.45	31,146	1965	1965	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 770 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

XFOB:99:1: LOT 55
XFOB:98:1: LOT 55
XFOB:97:1: LOT 54
XFOB:96:1: LOT 53

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23-0212	MH		11/02/2023
23-209	MH		11/02/2023
23-0208	MH		11/02/2023
000047753	Mobile Home		07/26/2023
000046002	Electrical Servic	0	11/29/2022
20-0563	M H		10/23/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S14 E55 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	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	600	
2	0259	MHP HOOKUP	0	0	0	0	65.00	UT	4,300.00	4,300.00	80	0	0	3	80	223,600	

LAND DESCRIPTION

TOTAL OB/XF 224,200

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		*RSF-7	151.00	237.00	21.32	AC		1.00	1.00	0.85	30,000.00	25,500.00	543,660							

REVIEW DATE 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

BEG SE COR OF INTERS OF DUVAL
ST & RIDGEWOOD DR, RUN S
122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

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	01	MINIMUM 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
Quality	02	02

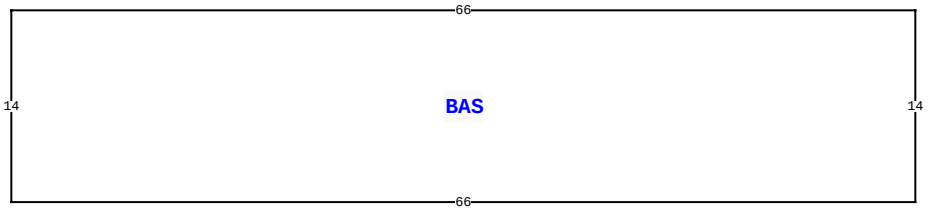
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	15,815
TOTALS	924			924	15,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	71.3150	42.79	39,538	1965	1965	0	0	0	60.00	40.00

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



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

XFOB:94:1: LOT 51
XFOB:93:1: LOT 50
XFOB:92:1: LOT 49
XFOB:91:1: LOT 49

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20-0605	M H		10/23/2020
556	M H	325	10/15/2018
559	M H	0	10/15/2018
975	DEMOLISH	0	11/10/2015
047	M H	25	03/30/1994
002	M H	25	07/12/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

BEG SE COR OF INTERS OF DUVAL
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122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

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	01	MINIMUM 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		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	02	02

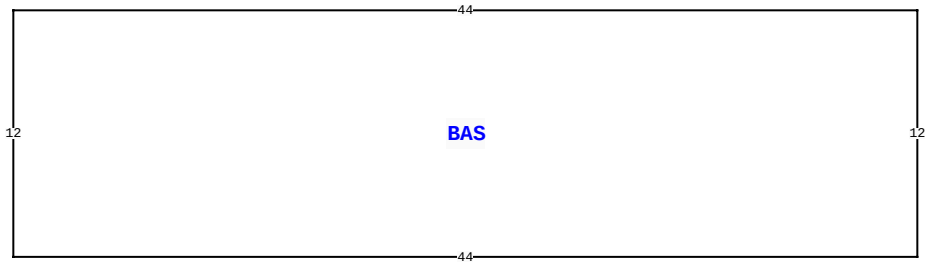
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100		528	8,930
TOTALS	528			528	8,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	528	70.4650	42.28	22,324	1965	1965	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 528 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

XFOB:90:1: LOT 48
XFOB:89:1: LOT 47
XFOB:88:1: LOT 46
XFOB:87:1: LOT 45

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S12 E44 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 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

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2026

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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	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	02	02

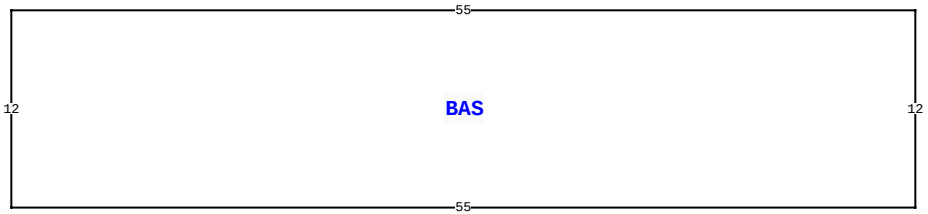
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100		660	10,893
TOTALS	660			660	10,893

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	660	68.7650	41.26	27,232	1965	1965	0	0	0	60.00	40.00

4 MOBILE HME 0% - 0 Heated Area: 660 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

XFOB:86:1: LOT 44
XFOB:85:1: LOT 43
XFOB:84:1: LOT 42
XFOB:82:1: LOT 41

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S12 E55 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 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

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1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

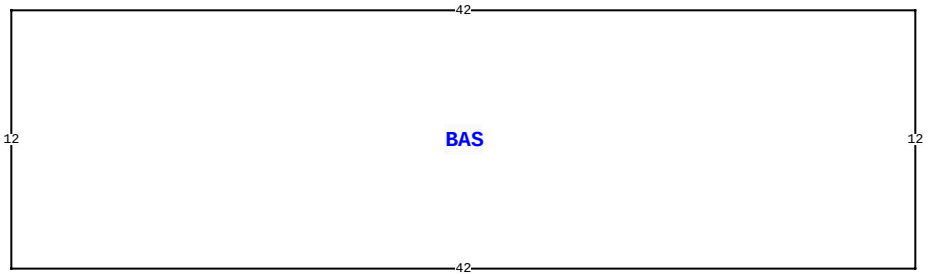
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100		504	7,066
TOTALS	504			504	7,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	504	58.4100	35.05	17,665	1965	1965	0	0	0	60.00	40.00

5 MOBILE HME 0% - 0 Heated Area: 504 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

XFOB:81:1: LOT 41
XFOB:80:1: LOT 40
XFOB:78:1: LOT 39
XFOB:76:1: LOT 38

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S12 E42 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 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

BEG SE COR OF INTERS OF DUVAL
ST & RIDGEWOOD DR, RUN S
122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

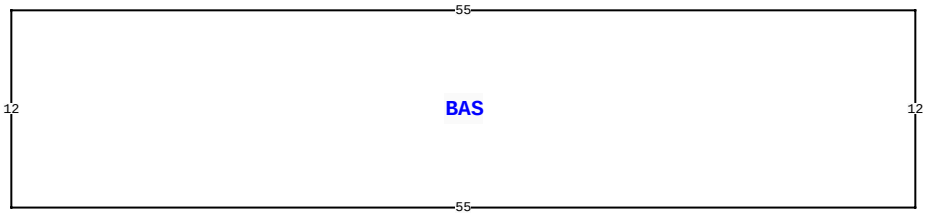
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100		660	11,962
TOTALS	660			660	11,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	660	75.5100	45.31	29,905	1965	1965	0	0	0	60.00	40.00

6 MOBILE HME 0% - 0 Heated Area: 660 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

XFOB:75:1: LOT 37
XFOB:74:1: LOT 36
XFOB:73:1: LOT 36
XFOB:72:1: LOT 35

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S12 E55 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 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

BEG SE COR OF INTERS OF DUVAL
ST & RIDGEWOOD DR, RUN S
122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

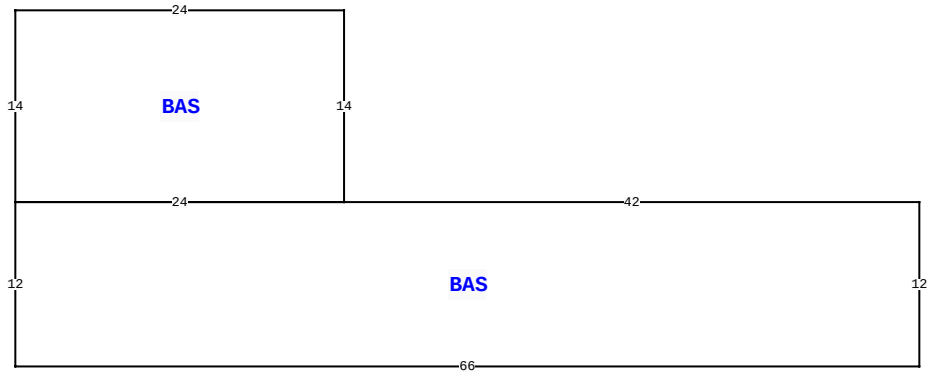
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 80
Exterior Wall	06	BD/BATTEN 20
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	02	02
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	336	100		336	6,244
BAS	792	100		792	14,718
TOTALS	1,128			1,128	20,963

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,128	77.4350	46.46	52,407	1965	1965	0	0	0	60.00	40.00

7 MOBILE HME 0% - 0 Heated Area: 1128 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

XFOB:71:1: LOT 34
XFOB:70:1: LOT 34
XFOB:69:1: LOT 33
XFOB:67:1: LOT 32

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 BAS= N14 W24 S14 E24$ W24 S12 E66 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

BEG SE COR OF INTERS OF DUVAL
ST & RIDGEWOOD DR, RUN S
122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

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	01	MINIMUM 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
Quality	03	03

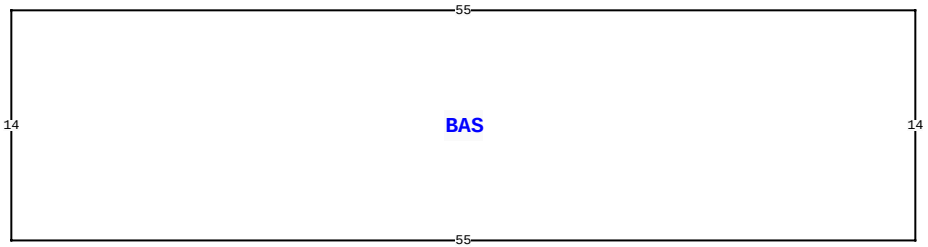
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100		770	14,122
TOTALS	770			770	14,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	770	76.4100	45.85	35,304	1965	1965	0	0	0	60.00	40.00

8 MOBILE HME 0% - 0 Heated Area: 770 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

XFOB:66:1: LOT 31
XFOB:64:1: LOT 30
XFOB:62:1: LOT 29
XFOB:61:1: LOT 28

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S14 E55 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 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

BEG SE COR OF INTERS OF DUVAL
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122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

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	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	02	02

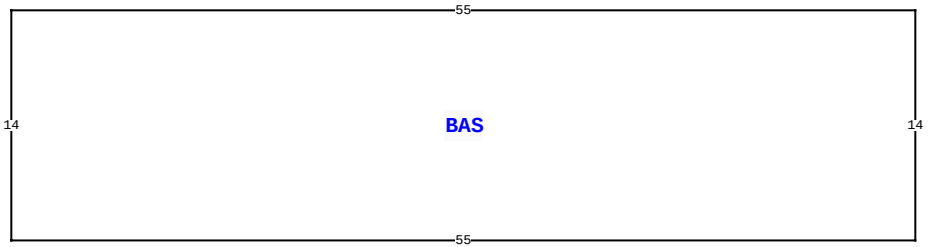
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	770	100		770	13,494
TOTALS	770			770	13,494

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	770	73.0150	43.81	33,734	1965	1965	0	0	0	60.00	40.00

9 MOBILE HME 0% - 0 Heated Area: 770 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

XFOB:60:1: LOT 27
XFOB:58:1: LOT 25
XFOB:57:1: LOT 23
XFOB:56:1: LOT 22

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S14 E55 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 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

BEG SE COR OF INTERS OF DUVAL
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122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	02	02

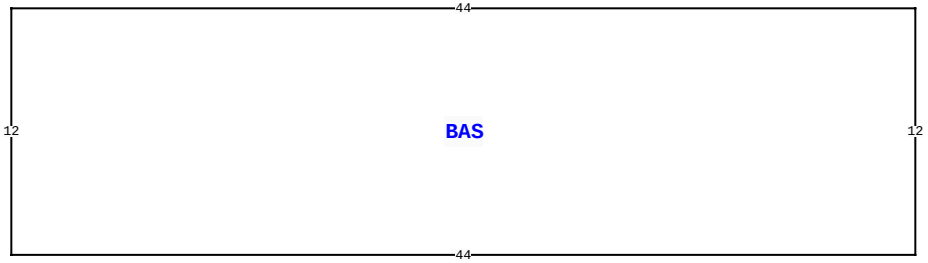
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	528	100		528	6,668
TOTALS	528			528	6,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	528	52.6150	31.57	16,669	1965	1965	0	0	0	60.00	40.00

10 MOBILE HME 0% - 0 Heated Area: 528 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

XFOB:55:1: LOT 21
XFOB:54:1: LOT 20
XFOB:52:1: LOT 19
XFOB:50:1: LOT 18

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S12 E44 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

BEG SE COR OF INTERS OF DUVAL
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122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	02	02

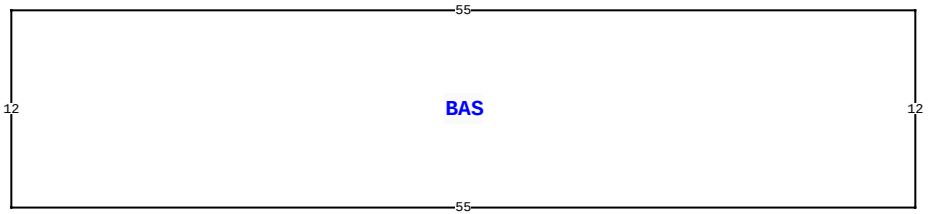
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100		660	8,604
TOTALS	660			660	8,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	660	54.3150	32.59	21,509	1965	1965	0	0	0	60.00	40.00

11 MOBILE HME 0% - 0 Heated Area: 660 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

XFOB:48:1: LOT 17
BLDG:48:1: LOT 67
BLDG:47:1: LOT 66
BLDG:46:1: LOT 65

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S12 E55 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 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

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1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 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		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	02	02

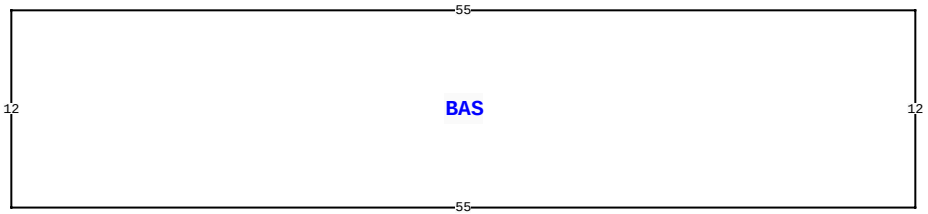
DOR CODE 2802 MH PARK
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 31317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100		660	8,873
TOTALS	660			660	8,873

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	660	56.0150	33.61	22,183	1965	1965	0	0	0	60.00	40.00

12 MOBILE HME 0% - 0 Heated Area: 660 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

XFOB:46:1: LOT 16
BLDG:45:1: LOT 63
XFOB:45:1: LOT 15
BLDG:44:1: LOT 62

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S12 E55 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 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

BEG SE COR OF INTERS OF DUVAL
ST & RIDGEWOOD DR, RUN S
122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 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		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

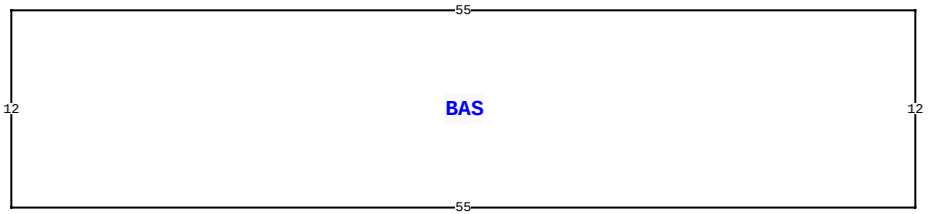
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100		660	11,534
TOTALS	660			660	11,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	660	72.8100	43.69	28,835	1965	1965	0	0	0	60.00	40.00

13 MOBILE HME 0% - 0 Heated Area: 660 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

XFOB:43:1: LOT 14
BLDG:43:1: LOT 61
BLDG:42:1: LOT 59
BLDG:41:1: LOT 58

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S12 E55 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 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

BEG SE COR OF INTERS OF DUVAL
ST & RIDGEWOOD DR, RUN S
122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

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	01	MINIMUM 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		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	02	02

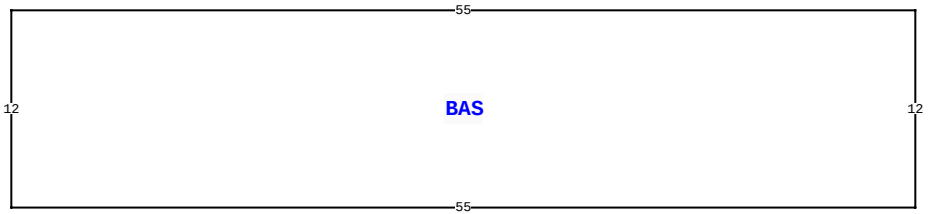
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100		660	11,162
TOTALS	660			660	11,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	660	70.4650	42.28	27,905	1965	1965	0	0	0	60.00	40.00

14 MOBILE HME 0% - 0 Heated Area: 660 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

XFOB:40:1: LOT 12.5 B
BLDG:40:1: LOT 57
XFOB:39:1: LOT 12
BLDG:39:1: LOT 53

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S12 E55 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

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HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 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
Quality	02	02

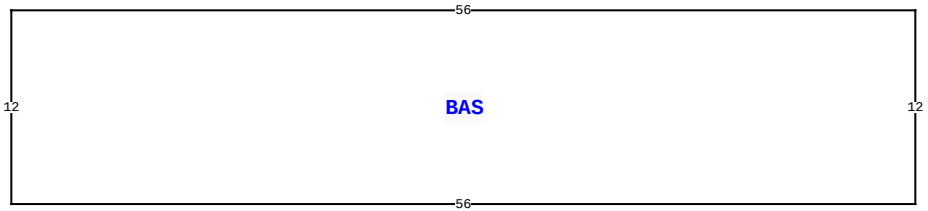
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	9,034
TOTALS	672			672	9,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	56.0150	33.61	22,586	1965	1965	0	0	0	60.00	40.00

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



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

BLDG:38:1: LOT 50
XFOB:38:1: LOT 11
XFOB:37:1: LOT 11
BLDG:37:1: LOT 49

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

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 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

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122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

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	01	MINIMUM 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
Quality	02	02

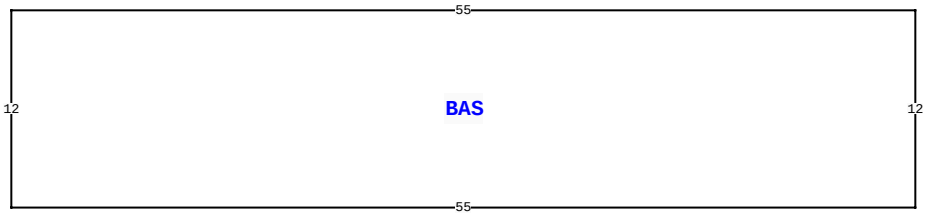
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100		660	11,431
TOTALS	660			660	11,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	660	72.1650	43.30	28,578	1965	1965	0	0	0	60.00	40.00

16 MOBILE HME 0% - 0 Heated Area: 660 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

BLDG:36:1: LOT 46
XFOB:36:1: LOT 10
XFOB:35:1: LOT 9
BLDG:35:1: LOT 42

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S12 E55 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 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

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122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 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		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	02	02

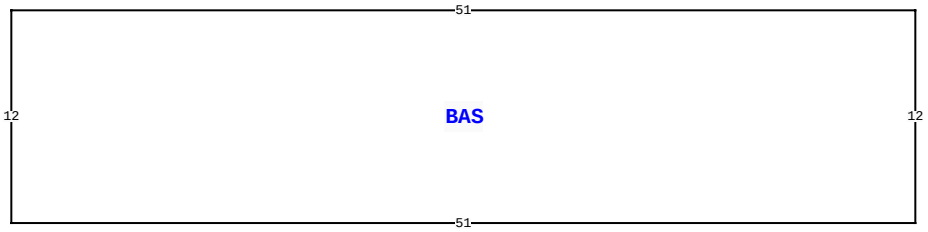
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	612	100		612	7,978
TOTALS	612			612	7,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	612	54.3150	32.59	19,945	1965	1965	0	0	0	60.00	40.00

17 MOBILE HME 0% - 0 Heated Area: 612 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

BLDG:34:1: LOT 40
XFOB:34:1: LOT 8
XFOB:33:1: LOT 7
BLDG:33:1: LOT 39

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W51 S12 E51 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 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

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122.06 FT TO C/L OF A DRAINAGE

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1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	01	01

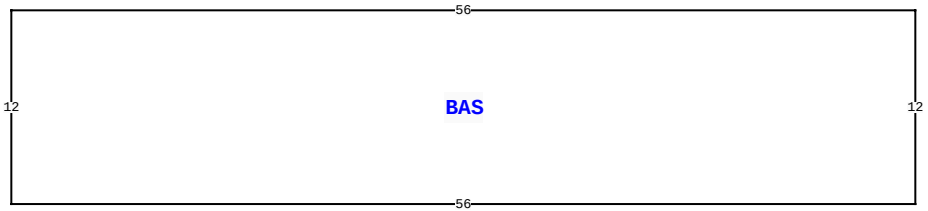
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	7,016
TOTALS	672			672	7,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	43.5000	26.10	17,539	1965	1965	0	0	0	60.00	40.00

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



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

XFOB:32:1: LOT 6
BLDG:32:1: LOT 38
BLDG:31:1: LOT 36
XFOB:31:1: LOT 6 OLD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

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 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

BEG SE COR OF INTERS OF DUVAL
ST & RIDGEWOOD DR, RUN S
122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

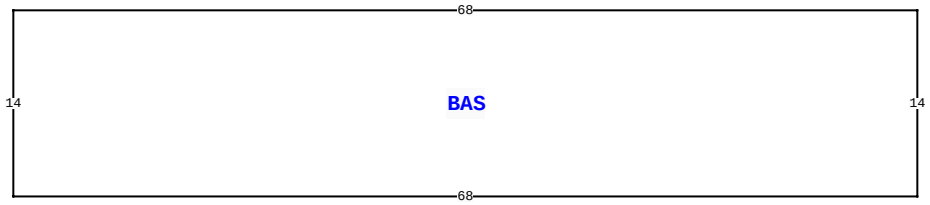
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	952	100		952	23,834
TOTALS	952			952	23,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	952	104.3100	62.59	59,586	1985	1985	0	0	0	60.00	40.00

49 MOBILE HME 0% - 0 Heated Area: 952 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

BLDG:30:1: LOT 35
BLDG:29:1: LOT 34
XFOB:29:1: LOT 5
BLDG:28:1: LOT 32

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S14 E68 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 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

BEG SE COR OF INTERS OF DUVAL
ST & RIDGEWOOD DR, RUN S
122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

COLUMBIA COUNTY PROPERTY

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	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	03	03

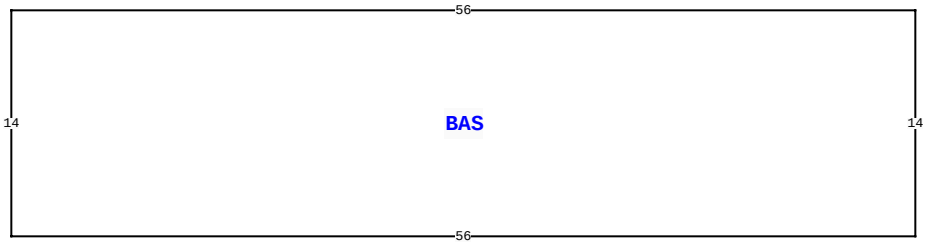
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	36,113
TOTALS	784			784	36,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	784	89.1000	83.75	65,660	1995	1995	0	0	0	45.00	55.00

50 MANUF 1 0% - 0 Heated Area: 784 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

XFOB:28:1: LOT 4
BLDG:27:1: LOT 31
XFOB:27:1: LOT 3
BLDG:26:1: LOT 30

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

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122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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	08	SHT VINYL 100
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	03	03

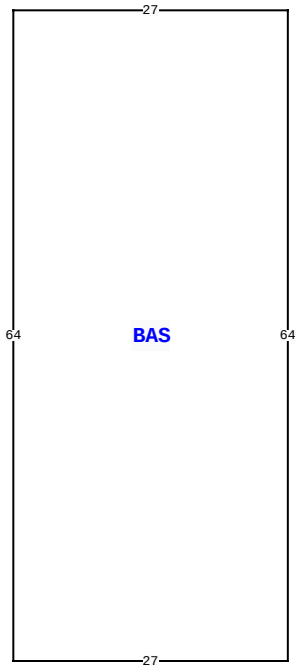
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,728	100		1,728	36,952
TOTALS	1,728			1,728	36,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,728	89.1000	53.46	92,379	1985	1985	0	0	0	60.00	40.00

51 MOBILE HME 0% - 0 Heated Area: 1728 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

XFOB:26:1: LOT 2
BLDG:25:1: LOT 27
BLDG:24:1: LOT 26
XFOB:24:1: SKYL MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S64 E27 N64$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

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122.06 FT TO C/L OF A DRAINAGE

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1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03

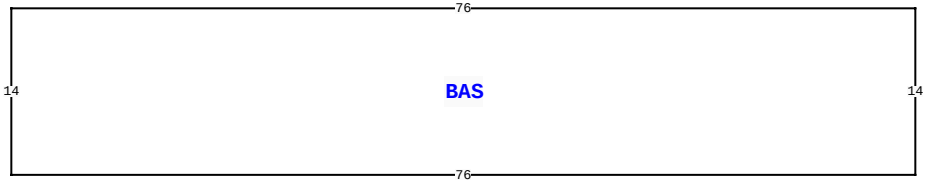
DOR CODE 2802 MH PARK
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 31317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	24,570
TOTALS	1,064			1,064	24,570

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	96.2100	57.73	61,425	1985	1985	0	0	0	60.00	40.00

52 MOBILE HME 0% - 2021 Heated Area: 1064 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

BLDG:23:1: LOT 25
XFOB:23:1: PIED MH
BLDG:22:1: LOT 23
XFOB:22:1: CLAR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=10,10] E76 S14 W76 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 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

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122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

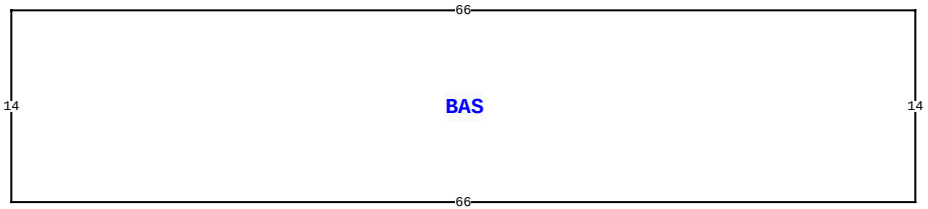
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,337
TOTALS	924			924	21,337

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	96.2100	57.73	53,343	1982	1982	0	0	0	60.00	40.00

53 MOBILE HME 0% - 2021 Heated Area: 924 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

BLDG:21:1: LOT 22

BLDG:20:1: LOT 21

LAND:2:1: 770 X 710 + 19,250 SF.

BLDG:19:1: LOT 20

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] E66 S14 W66 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 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

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2026

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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	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

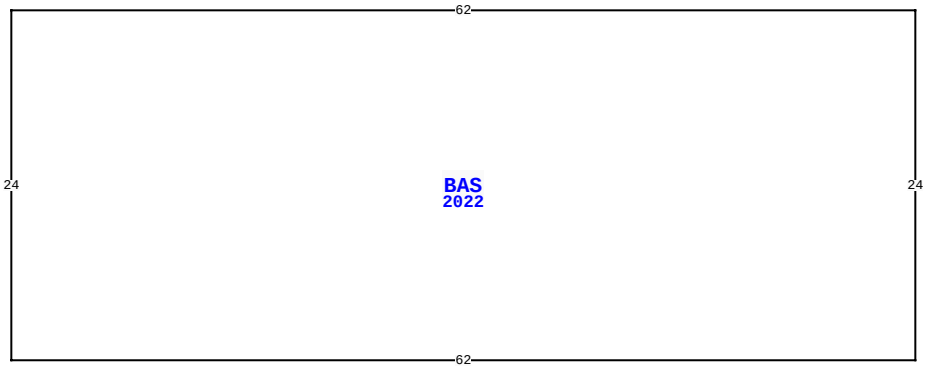
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2022	1,488	33,266
TOTALS	1,488			1,488	33,266

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,488	93.1500	55.89	83,164	1995	1995	0	0	0	60.00	40.00

54 MOBILE HME 0% - 2022 Heated Area: 1488 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

XFOB:113:1: LOT 68
XFOB:112:1: LOT 66B
XFOB:111:1: LOT 65
XFOB:110:1: LOT 64

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=10,10] S24 E62 N24 W62 $
.

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 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

BEG SE COR OF INTERS OF DUVAL
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2026

31-3S-17-06056-001

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04

DOR CODE 2802 MH PARK

MAP NUM | MKT AREA 06

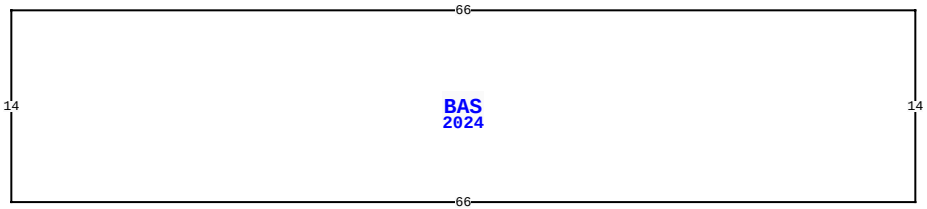
NEIGHBORHOOD/LOC 31317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2024	924	20,627
TOTALS	924			924	20,627

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	93.0240	55.81	51,568	1995	1995	0	0	0	60.00	40.00

55 MOBILE HME 0% - 2024 Heated Area: 924 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

XFOB:109:1: LOT 64
XFOB:108:1: LOT 63
XFOB:107:1: LOT 62
XFOB:106:1: LOT 61

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] S14 E66 N14 W66 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

BEG SE COR OF INTERS OF DUVAL
ST & RIDGEWOOD DR, RUN S
122.06 FT TO C/L OF A DRAINAGE

HARPER VILLAS LLC
1619 SW 19TH ST
MIAMI, FL 33145

2026

31-3S-17-06056-001

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04

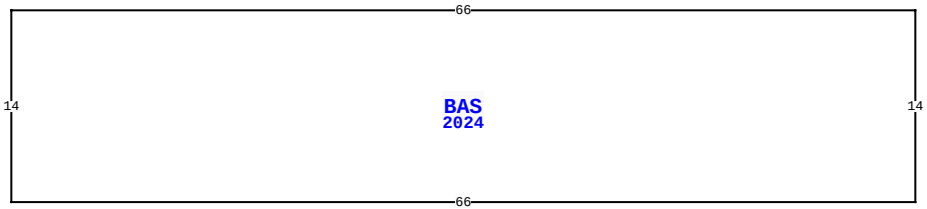
DOR CODE 2802 MH PARK
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 31317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2024	924	19,681
TOTALS	924			924	19,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	88.7490	53.25	49,203	1985	1985	0	0	0	60.00	40.00

56 MOBILE HME 0% - 2024 Heated Area: 924 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	464,834
TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

XFOB:105:1: LOT 60
XFOB:104:1: LOT 59
XFOB:103:1: LOT 59
XFOB:102:1: LOT 58

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] S14 E66 N14 W66 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS

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MIAMI, FL 33145

2026

31-3S-17-06056-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

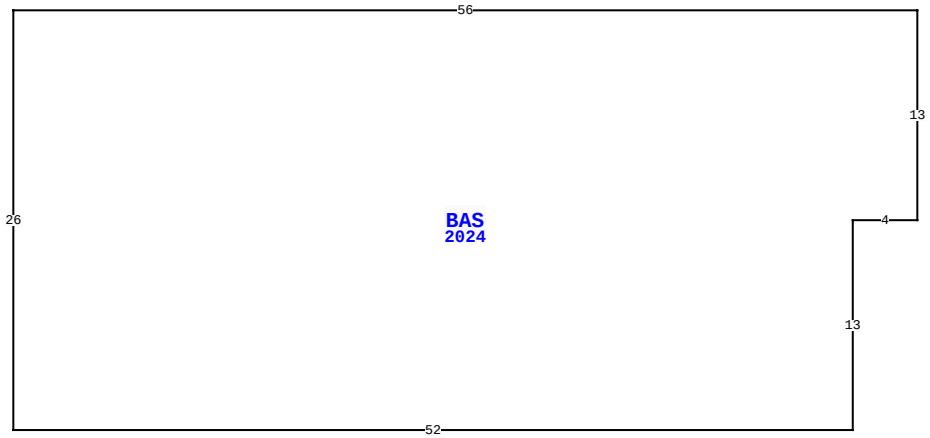
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	2024	1,404	30,770
TOTALS	1,404			1,404	30,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	91.3140	54.79	76,925	2000	2000	0	0	0	60.00	40.00

57 MOBILE HME 0% - 2024 Heated Area: 1404 HX Base Yr



448 NW RIDGEWOOD AVE, LAKE CITY

BLD DATE		LGL DATE	
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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
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TOTAL MARKET OB/XF VALUE	224,200
TOTAL LAND VALUE - MARKET	543,660
TOTAL MARKET VALUE	1,232,694
SOH/AGL Deduction	0
ASSESSED VALUE	1,232,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

XFOB:101:1: LOT 57

XFOB:100:1: LOT 56

LAND:1:1: 7.64 ACRES ON EAST SIDE OF RIDGEVIEW.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1105/2408	12/18/2006	WD	Q	I		1,300,000
GRANTOR: INTERNATIONAL VENTURE						
GRANTEE: HARPER VILLAS LLC						
1051/0612	7/01/2005	WD	Q	I		925,000
GRANTOR: EARL WAYNE & CATHERIN						
GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] S26 E52 N13 E4 N13 W56 $
.

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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Bathrooms		2 100
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Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04

DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	31317.00	1.00/	

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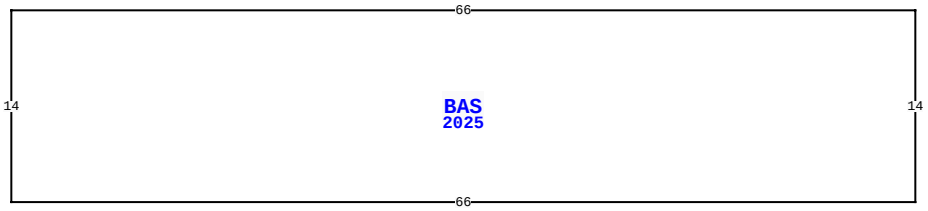
58 MOBILE HME 0% - 2025 Heated Area: 924 HX Base Yr



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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,232,694
TOTAL JUST VALUE	1,232,694
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,232,694

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
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1051/0612	7/01/2005	WD	Q	I		925,000
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GRANTEE: INTERNATIONAL VENTU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] S14 E66 N14 W66 $
.

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

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TOTAL OB/XF 0

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

REVIEW DATE 02/12/2025 BY ME Total Acres: 21.32 Total Land Value: 543,660 Market: 0 Agricultural: 0 Common: 543,660 PRINTED 09/30/2025 BY SYS