

LOT 4 EBENEZER HAVEN S/D.  
983-645, WD 1128-950, WD 1128-95

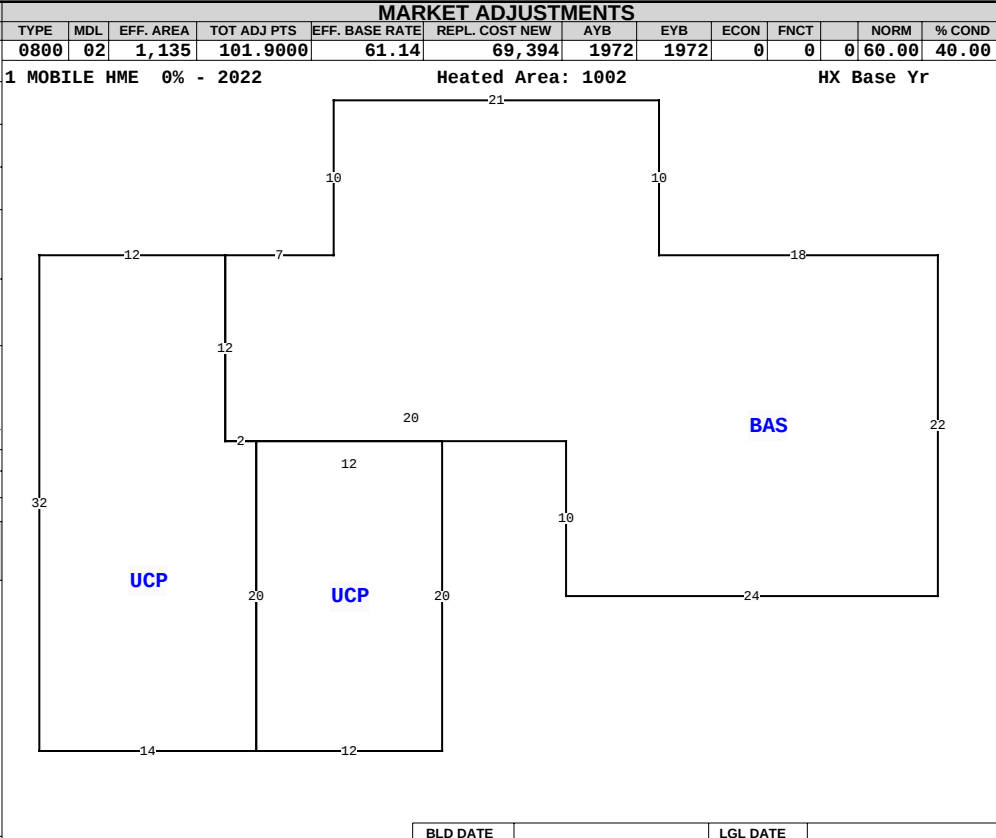
BENITEZ EIRAEI ANTONIO GUZMAN/BENITEZ JOSE PAZ  
180 SE CRAIGN AVE  
LAKE CITY, FL 32025

2026

31-4S-18-10519-104

| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | VINYL SID 100  |
| Roof Structur            | 01 | FLAT 100       |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 04 | PLYWOOD 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          |
| Condition Adj            | 03 | 03 100         |
| Kitchen Adjus            | 01 | 01 100         |

|                  |                  |                 |      |              |                      |
|------------------|------------------|-----------------|------|--------------|----------------------|
| Quality          |                  | 05 05           |      |              |                      |
| DOR CODE         |                  | 0200MOBILE HOME |      |              |                      |
| MAP NUM          |                  | MKT AREA        |      |              | 04                   |
| NEIGHBORHOOD/LOC |                  | 31418.020       |      | 1.00/        |                      |
| AREA TYPE        | TOTAL GROSS AREA | PCT OF BASE     | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS              | 1,002            | 100             |      | 1,002        | 24,505               |
| UCP              | 240              | 20              |      | 48           | 1,174                |
| UCP              | 424              | 20              |      | 85           | 2,079                |
|                  |                  |                 |      |              |                      |



|                            |    |          |                |           |         |             |   |        |                 |          |  |  |  |           |  |            |     |
|----------------------------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|----------|--|--|--|-----------|--|------------|-----|
| 192 SE HAVEN CT, LAKE CITY |    |          |                |           |         |             |   |        |                 | XF DATE  |  |  |  | LAND DATE |  | 04/29/2025 | MLU |
|                            |    |          |                |           |         |             |   |        |                 | INC DATE |  |  |  | AG DATE   |  |            |     |
| UNITS                      | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES    |  |  |  |           |  |            |     |
| 216.00                     | UT | 5.00     | 5.00           | 75        | 1993    | 1993        | 3 | 75     | 810             |          |  |  |  |           |  |            |     |
| 1.00                       | UT | 0.00     | 0.00           | 100       | 2013    | 2013        | 3 | 100    | 600             |          |  |  |  |           |  |            |     |
| 1.00                       | UT | 7,000.00 | 7,000.00       | 100       |         |             | 3 | 100    | 7,000           |          |  |  |  |           |  |            |     |
|                            |    |          |                |           |         |             |   |        |                 |          |  |  |  |           |  |            |     |
|                            |    |          |                |           |         |             |   |        |                 |          |  |  |  |           |  |            |     |
|                            |    |          |                |           |         |             |   |        |                 |          |  |  |  |           |  |            |     |
|                            |    |          |                |           |         |             |   |        |                 |          |  |  |  |           |  |            |     |
|                            |    |          |                |           |         |             |   |        |                 |          |  |  |  |           |  |            |     |
|                            |    |          |                |           |         |             |   |        |                 |          |  |  |  |           |  |            |     |

| 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                | 0200     | C   | MBL HM               | 0   |     | 00       | 0.00  | 0.00  | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 9,000.00   | 9,000.00       | 9,000      |                             |      |         |      |     |    |        |

| COLUMBIA COUNTY PROPERTY  |  |  |  |  |  |  |  |  |  | PAGE 1 of 1 |  |  |  | 3 |
|---------------------------|--|--|--|--|--|--|--|--|--|-------------|--|--|--|---|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |             |  |  |  |   |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD    |  |  |  |   |
| Tax Group: 3              |  |  |  |  |  |  |  |  |  | Tax Dist:   |  |  |  |   |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 27,758      |  |  |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 8,410       |  |  |  |   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 9,000       |  |  |  |   |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 45,168      |  |  |  |   |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 5,568       |  |  |  |   |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 39,600      |  |  |  |   |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 0           |  |  |  |   |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 39,600      |  |  |  |   |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 45,168      |  |  |  |   |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0           |  |  |  |   |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |             |  |  |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 45,168      |  |  |  |   |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |
|            |             |     |        |

| SALES DATA                    |           |              |        |        |           |               |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 1434/662                      | 3/31/2021 | WD           | Q      | I      | 01        | 35,000        |  |
| GRANTOR: WHITCOMB HAROLD FRED |           |              |        |        |           |               |  |
| GRANTEE: BENITEZ EIRAEI ANTO  |           |              |        |        |           |               |  |
| 1258/0689                     | 7/17/2013 | PB           | U      | I      | 18        | 0             |  |
| GRANTOR: CLERK OF COURT (LULA |           |              |        |        |           |               |  |
| GRANTEE: HAROLD FRED WHITCOM  |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                           |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS= W18 N10 W21 S10 W7 UCP= W12 S32 E14 N20 W2 N12 \$ S12 E2 |  |  |  |  |  |  |  |  |  |
| UCP= S20 E12 N20 W12\$ E20 S10 E24 N22\$.                     |  |  |  |  |  |  |  |  |  |