COMM NE COR OF SEC, W 520.35 FT
SW 483.39 FT, SE 201.14 FT, SW 1
SE 284.61 FT TO W MAINT R/W OF N

TWIN SPRINGS MH PARK, LLC
P O BOX 3338
LAKE CITY, FL 32056

2026

33-3S-16-02440-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

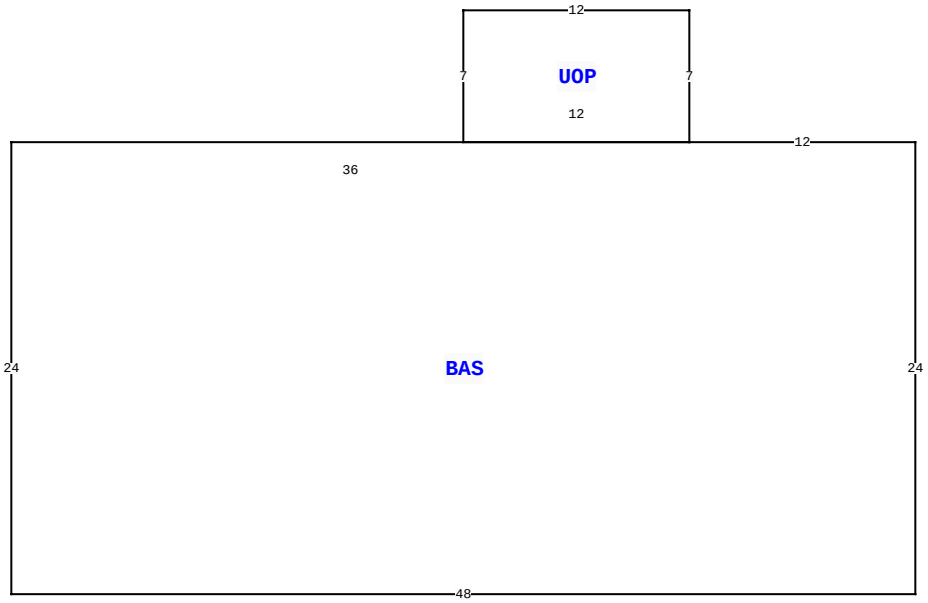
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	28,095
UOP	84	25		21	512
TOTALS	1,236			1,173	28,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,173	101.6100	60.97	71,518	1982	1982	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 1152 HX Base Yr



297 NW PARK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	262,459
TOTAL MARKET OB/XF VALUE	44,764
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	487,223
SOH/AGL Deduction	0
ASSESSED VALUE	487,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	487,223
TOTAL JUST VALUE	487,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,223

XFOB:3:1: PERMITTED FOR 10 SITES ONLY
BLDG:7:1: LOT 8
PRMT:6:1: LOT 9
BLDG:6:1: LOT 6

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046120	Mobile Home		12/16/2022
000042914	Mobile Home		10/07/2021
000042915	Mobile Home		10/07/2021
39930	M H	0	06/11/2020
39435	M H	0	03/11/2020
36513	RECONNECT	75	03/29/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/1990	10/30/2019	WD	Q	I	01	370,000
GRANTOR: DAVID A & BARBARA A M						
GRANTEE: TWIN SPRINGS MH PAR						
0994/0473	9/05/2003	WD	Q	I		220,000
GRANTOR: GERALD & JOANNE M HAL						
GRANTEE: DAVID A & BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N7 W12 S7 E12$ W36 S24 E48 N24$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0259	MHP HOOKUP	0	0	0	0	10.00	UT	4,300.00	4,300.00	100	1993	1993	3	100	43,000	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
3	0255	MBL HOME S	0	0	47	12	564.00	UT	1.00	1.00	100	0	0	3	100	564	
4	0285	SALVAGE	0	0	56	12	1.00	UT	0.00	0.00	100	0	0	3	100	500	
5	0285	SALVAGE	0	0	52	10	1.00	UT	0.00	0.00	100	0	0	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 44,764

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	2810	C	MH PARK	0		00	0.00	0.00	8.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	72,000							
2	2810	C	MH PARK	0		00	0.00	0.00	18.00	AC		1.00	1.00	0.75	8,000.00	6,000.00	108,000							

REVIEW DATE 01/05/2022 BY ME Total Acres: 26.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 09/19/2025 BY SYS

COMM NE COR OF SEC, W 520.35 FT
SW 483.39 FT, SE 201.14 FT, SW 1
SE 284.61 FT TO W MAINT R/W OF N

TWIN SPRINGS MH PARK, LLC
P O BOX 3338
LAKE CITY, FL 32056

2026

33-3S-16-02440-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

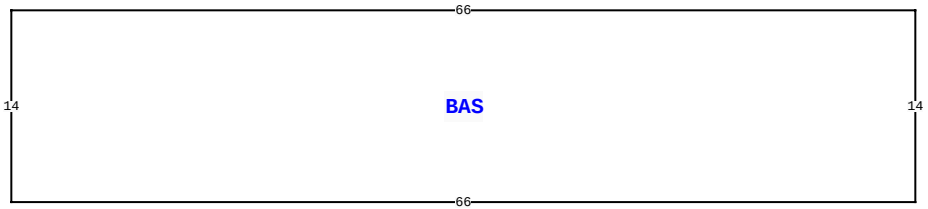
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	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	1985	1985	0	0	0	60.00	40.00

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



297 NW PARK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
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TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	487,223
SOH/AGL Deduction	0
ASSESSED VALUE	487,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	487,223
TOTAL JUST VALUE	487,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,223

BLDG:5:1: LOT E
XFOB:4:1: LOT 9
PRMT:3:1: LOT H LC MH PARK
BLDG:2:1: LOT C RP007307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18758	RECONNECT	50	09/21/2001
13480	M H	125	01/08/1998
12813	M H	125	07/24/1997
12090	M H	125	01/30/1997
11230	M H	125	05/31/1996
8165	M H	125	03/15/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1397/1990	10/30/2019	WD	Q	I	01	370,000
GRANTOR: DAVID A & BARBARA A M						
GRANTEE: TWIN SPRINGS MH PAR						
0994/0473	9/05/2003	WD	Q	I		220,000
GRANTOR: GERALD & JOANNE M HAL						
GRANTEE: DAVID A & BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/05/2022 BY ME Total Acres: 26.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 09/19/2025 BY SYS

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SW 483.39 FT, SE 201.14 FT, SW 1
SE 284.61 FT TO W MAINT R/W OF N

TWIN SPRINGS MH PARK, LLC
P O BOX 3338
LAKE CITY, FL 32056

2026

33-3S-16-02440-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

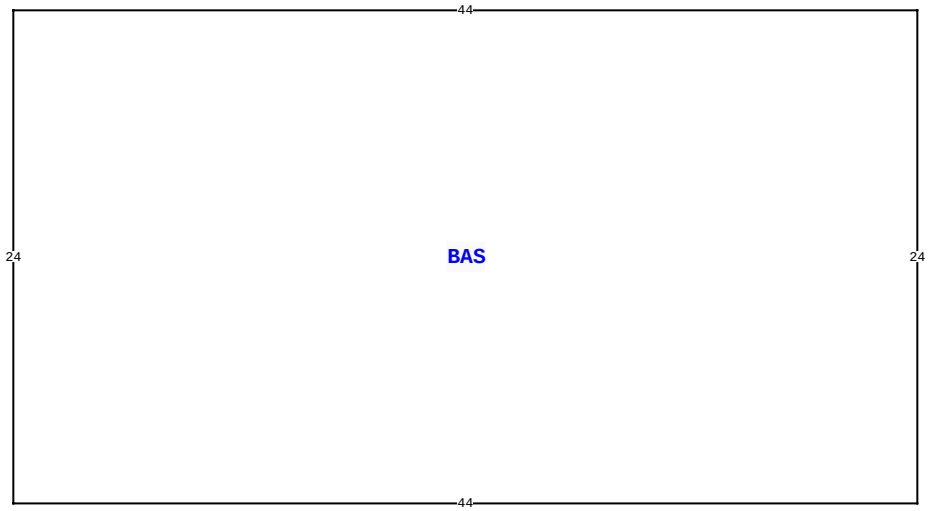
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	24,841
TOTALS	1,056			1,056	24,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	98.0100	58.81	62,103	1990	1990	0	0	0	60.00	40.00

4 MOBILE HME 0% - 0 Heated Area: 1056 HX Base Yr



297 NW PARK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	262,459
TOTAL MARKET OB/XF VALUE	44,764
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	487,223
SOH/AGL Deduction	0
ASSESSED VALUE	487,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	487,223
TOTAL JUST VALUE	487,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,223

SALE:2:1: 7.0 - 33.27 ACRES
BLDG:10:1: LOT 13
SALE:1:1: 27.11 ACRES
PRMT:1:1: 12X60

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7938	M H	100	12/30/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/1990	10/30/2019	WD	Q	I	01	370,000
GRANTOR: DAVID A & BARBARA A M						
GRANTEE: TWIN SPRINGS MH PAR						
0994/0473	9/05/2003	WD	Q	I		220,000
GRANTOR: GERALD & JOANNE M HAL						
GRANTEE: DAVID A & BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E44 N24$.

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 01/05/2022 BY ME Total Acres: 26.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 09/19/2025 BY SYS

COMM NE COR OF SEC, W 520.35 FT
SW 483.39 FT, SE 201.14 FT, SW 1
SE 284.61 FT TO W MAINT R/W OF N

TWIN SPRINGS MH PARK, LLC
P O BOX 3338
LAKE CITY, FL 32056

2026

33-3S-16-02440-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

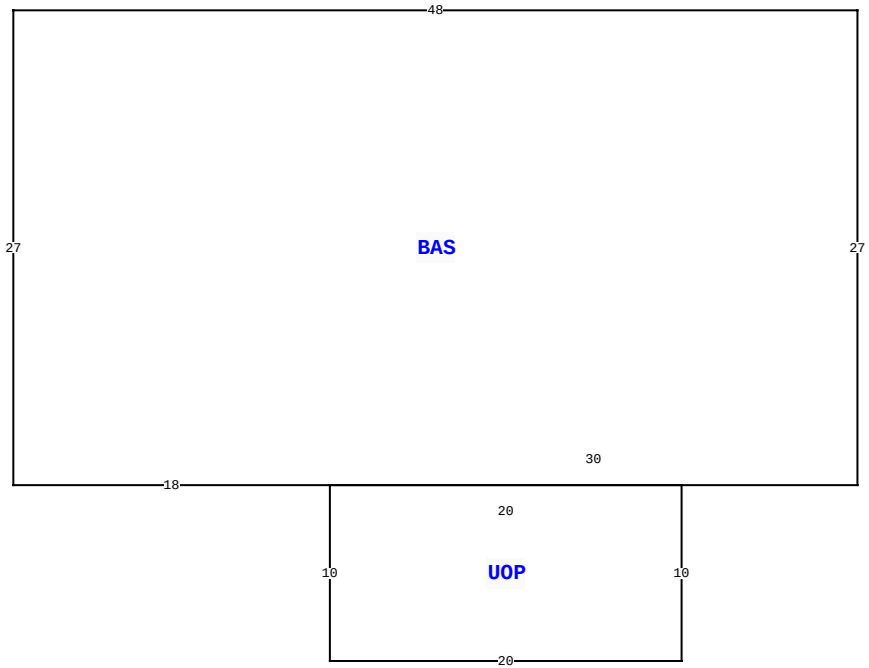
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	31,887
UOP	200	25		50	1,230
TOTALS	1,496			1,346	33,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,346	102.5100	61.51	82,792	1994	1994	0	0	0	60.00	40.00

8 MOBILE HME 0% - 0 Heated Area: 1296 HX Base Yr



297 NW PARK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	262,459
TOTAL MARKET OB/XF VALUE	44,764
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	487,223
SOH/AGL Deduction	0
ASSESSED VALUE	487,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	487,223
TOTAL JUST VALUE	487,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1397/1990	10/30/2019	WD	Q	I	01	370,000
GRANTOR: DAVID A & BARBARA A M						
GRANTEE: TWIN SPRINGS MH PAR						
0994/0473	9/05/2003	WD	Q	I		220,000
GRANTOR: GERALD & JOANNE M HAL						
GRANTEE: DAVID A & BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E18 UOP= S10 E20 N10 W20$ E30 N27$.

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 01/05/2022 BY ME Total Acres: 26.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 09/19/2025 BY SYS

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SW 483.39 FT, SE 201.14 FT, SW 1
SE 284.61 FT TO W MAINT R/W OF N

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2026

33-3S-16-02440-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

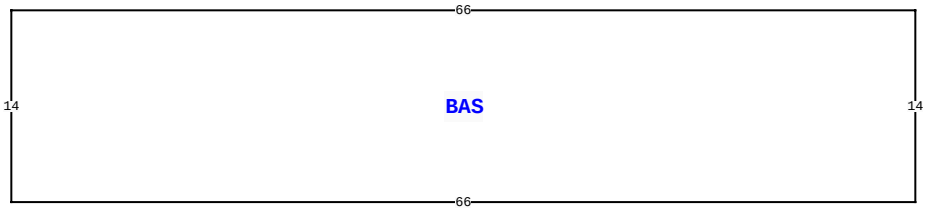
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,736
TOTALS	924			924	21,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	98.0100	58.81	54,340	1994	1994	0	0	0	60.00	40.00

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



297 NW PARK DR, LAKE CITY

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TOTAL MARKET VALUE	487,223
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ASSESSED VALUE	487,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	487,223
TOTAL JUST VALUE	487,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
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GRANTOR: DAVID A & BARBARA A M						
GRANTEE: TWIN SPRINGS MH PAR						
0994/0473	9/05/2003	WD	Q	I		220,000
GRANTOR: GERALD & JOANNE M HAL						
GRANTEE: DAVID A & BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/05/2022 BY ME Total Acres: 26.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 09/19/2025 BY SYS

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COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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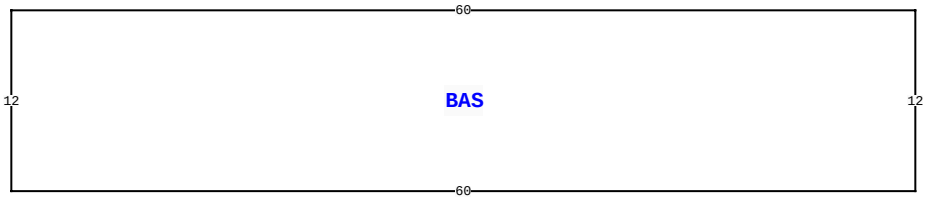
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	13,982
TOTALS	720			720	13,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	720	80.9100	48.55	34,956	1985	1985	0	0	0	60.00	40.00

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



297 NW PARK DR, LAKE CITY

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VALUATION SUMMARY

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Tax Group: 2	Tax Dist:
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TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	487,223
SOH/AGL Deduction	0
ASSESSED VALUE	487,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	487,223
TOTAL JUST VALUE	487,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1397/1990	10/30/2019	WD	Q	I	01	370,000
GRANTOR: DAVID A & BARBARA A M						
GRANTEE: TWIN SPRINGS MH PAR						
0994/0473	9/05/2003	WD	Q	I		220,000
GRANTOR: GERALD & JOANNE M HAL						
GRANTEE: DAVID A & BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E60 N12$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/05/2022 BY ME Total Acres: 26.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 09/19/2025 BY SYS

COMM NE COR OF SEC, W 520.35 FT
SW 483.39 FT, SE 201.14 FT, SW 1
SE 284.61 FT TO W MAINT R/W OF N

TWIN SPRINGS MH PARK, LLC
P O BOX 3338
LAKE CITY, FL 32056

2026

33-3S-16-02440-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

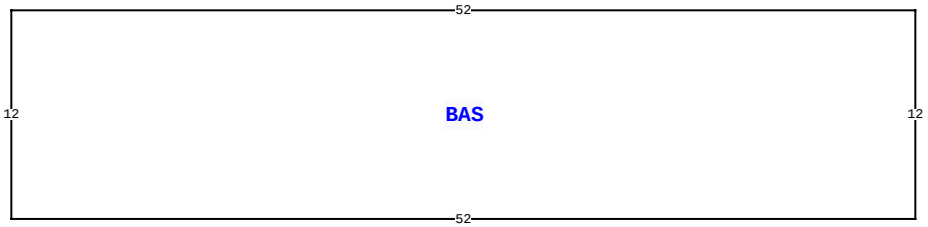
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	624	100		624	12,118
TOTALS	624			624	12,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	624	80.9100	48.55	30,295	1985	1985	0	0	0	60.00	40.00

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



297 NW PARK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	262,459
TOTAL MARKET OB/XF VALUE	44,764
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	487,223
SOH/AGL Deduction	0
ASSESSED VALUE	487,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	487,223
TOTAL JUST VALUE	487,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1397/1990	10/30/2019	WD	Q	I	01	370,000
GRANTOR: DAVID A & BARBARA A M						
GRANTEE: TWIN SPRINGS MH PAR						
0994/0473	9/05/2003	WD	Q	I		220,000
GRANTOR: GERALD & JOANNE M HAL						
GRANTEE: DAVID A & BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S12 E52 N12$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/05/2022 BY ME Total Acres: 26.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 09/19/2025 BY SYS

COMM NE COR OF SEC, W 520.35 FT
SW 483.39 FT, SE 201.14 FT, SW 1
SE 284.61 FT TO W MAINT R/W OF N

TWIN SPRINGS MH PARK, LLC
P O BOX 3338
LAKE CITY, FL 32056

2026

33-3S-16-02440-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

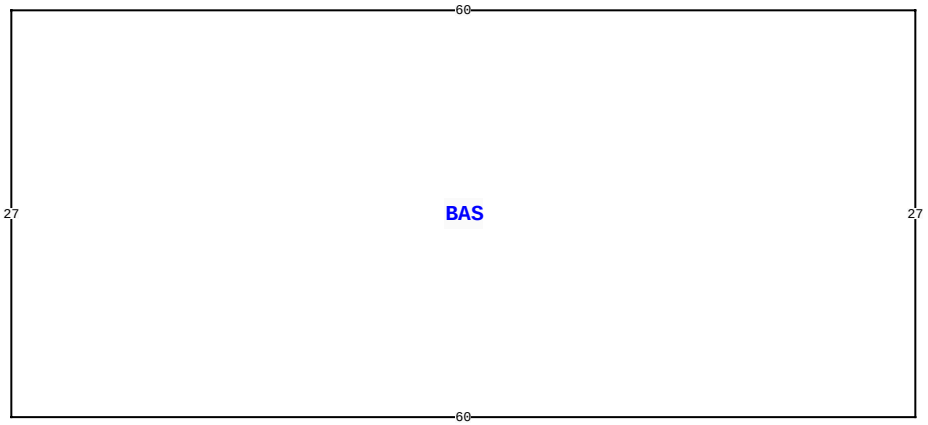
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100		1,620	45,062
TOTALS	1,620			1,620	45,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	115.9000	69.54	112,655	1989	1989	0	0	0	60.00	40.00

12 MOBILE HME 0% - 2021 Heated Area: 1620 HX Base Yr



297 NW PARK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	262,459
TOTAL MARKET OB/XF VALUE	44,764
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	487,223
SOH/AGL Deduction	0
ASSESSED VALUE	487,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	487,223
TOTAL JUST VALUE	487,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/1990	10/30/2019	WD	Q	I	01	370,000
GRANTOR: DAVID A & BARBARA A M						
GRANTEE: TWIN SPRINGS MH PAR						
0994/0473	9/05/2003	WD	Q	I		220,000
GRANTOR: GERALD & JOANNE M HAL						
GRANTEE: DAVID A & BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=10,10] E60 S27 W60 N27 $
.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/05/2022 BY ME Total Acres: 26.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 09/19/2025 BY SYS

COMM NE COR OF SEC, W 520.35 FT
SW 483.39 FT, SE 201.14 FT, SW 1
SE 284.61 FT TO W MAINT R/W OF N

TWIN SPRINGS MH PARK, LLC
P O BOX 3338
LAKE CITY, FL 32056

2026

33-3S-16-02440-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

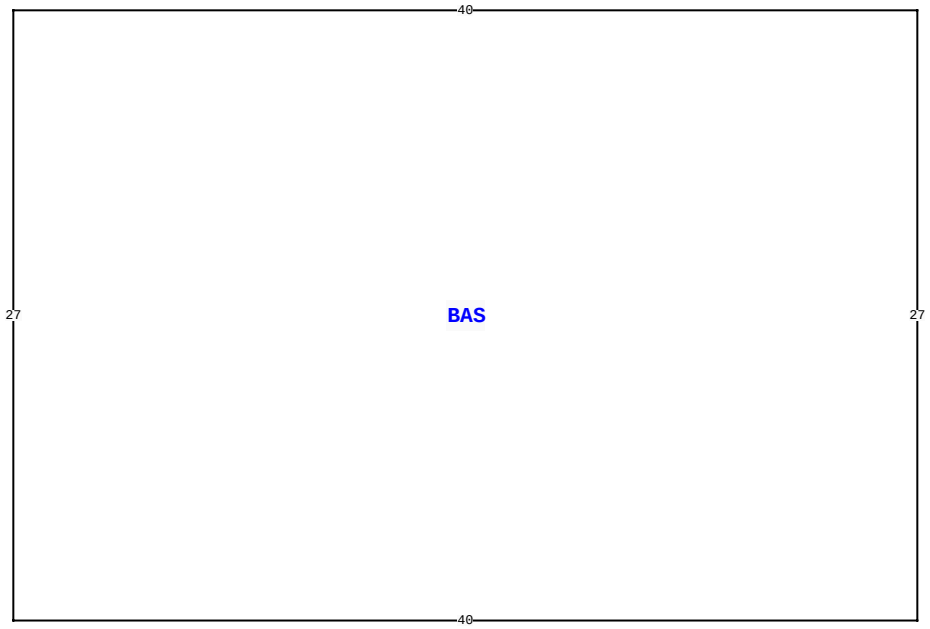
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,080	100		1,080	29,523
TOTALS	1,080			1,080	29,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,080	113.9000	68.34	73,807	1988	1988	0	0	0	60.00	40.00

13 MOBILE HME 0% - 2021 Heated Area: 1080 HX Base Yr



297 NW PARK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	262,459
TOTAL MARKET OB/XF VALUE	44,764
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	487,223
SOH/AGL Deduction	0
ASSESSED VALUE	487,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	487,223
TOTAL JUST VALUE	487,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1397/1990	10/30/2019	WD	Q	I	01	370,000
GRANTOR: DAVID A & BARBARA A M						
GRANTEE: TWIN SPRINGS MH PAR						
0994/0473	9/05/2003	WD	Q	I		220,000
GRANTOR: GERALD & JOANNE M HAL						
GRANTEE: DAVID A & BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=10,10] E40 S27 W40 N27 $
.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/05/2022 BY ME Total Acres: 26.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 09/19/2025 BY SYS

COMM NE COR OF SEC, W 520.35 FT
SW 483.39 FT, SE 201.14 FT, SW 1
SE 284.61 FT TO W MAINT R/W OF N

TWIN SPRINGS MH PARK, LLC
P O BOX 3338
LAKE CITY, FL 32056

2026

33-3S-16-02440-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

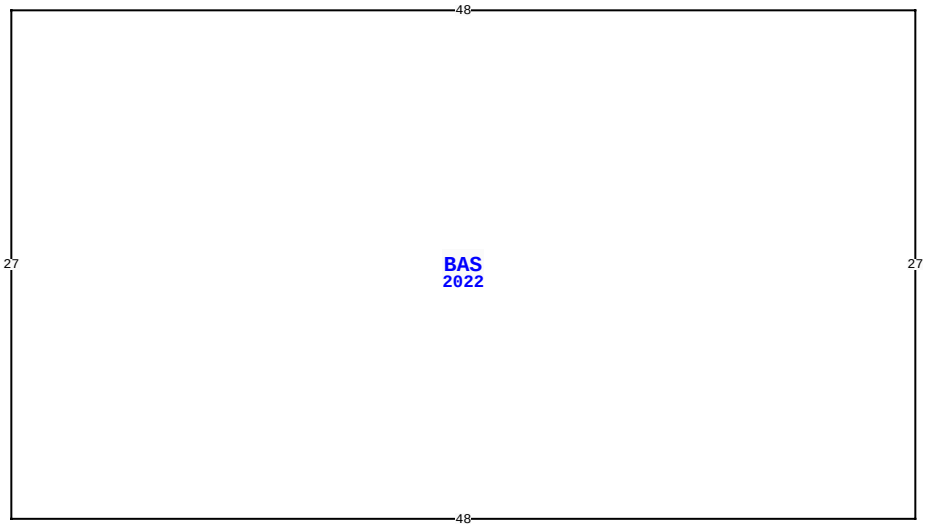
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	33316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2022	1,296	32,136
TOTALS	1,296			1,296	32,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	103.3200	61.99	80,339	1982	1982	0	0	0	60.00	40.00

14 MOBILE HME 0% - 2022 Heated Area: 1296 HX Base Yr



297 NW PARK DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	262,459
TOTAL MARKET OB/XF VALUE	44,764
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	487,223
SOH/AGL Deduction	0
ASSESSED VALUE	487,223
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	487,223
TOTAL JUST VALUE	487,223
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	487,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1397/1990	10/30/2019	WD	Q	I	01	370,000
GRANTOR: DAVID A & BARBARA A M						
GRANTEE: TWIN SPRINGS MH PAR						
0994/0473	9/05/2003	WD	Q	I		220,000
GRANTOR: GERALD & JOANNE M HAL						
GRANTEE: DAVID A & BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=10,10] S27 E48 N27 W48 $
.

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 01/05/2022 BY ME Total Acres: 26.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 09/19/2025 BY SYS