COMM INTERS E R/W US-441 & N LIN
317 FT, E 1572 FT, S 853 FT, W 1
TO E R/W US-441 FOR POB, RUN N

GREGORY REAL ESTATE HOLDINGS LLC
6157 DEERCREEK LANE
MACCLENNY, FL 32063

2026

34-4S-17-09016-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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
Quality	05	05

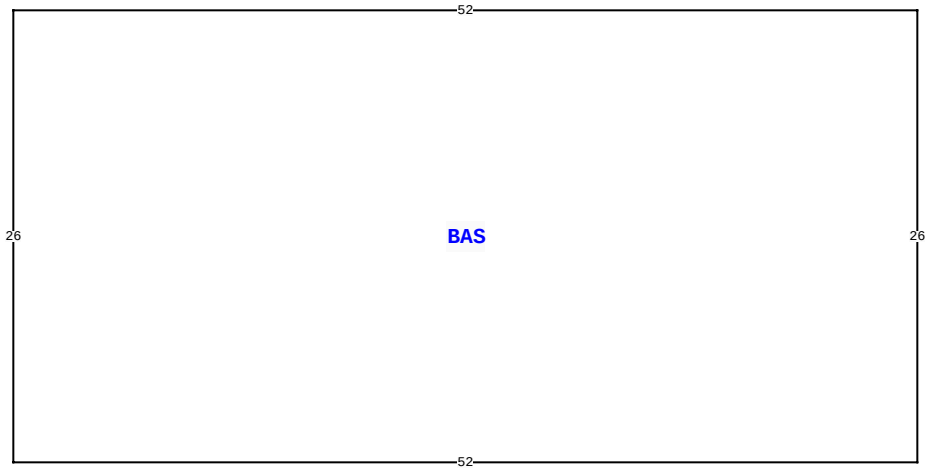
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	44,951
TOTALS	1,352			1,352	44,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	117.9000	70.74	95,640	2005	2005	0	0	0	53.00	47.00

9 MOBILE HME 0% - 0 Heated Area: 1352 HX Base Yr



151 SE SHADY OAKS LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	596,250
TOTAL MARKET OB/XF VALUE	49,900
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	696,150
SOH/AGL Deduction	0
ASSESSED VALUE	696,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	696,150
TOTAL JUST VALUE	696,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	725,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37304	M H	325	10/11/2018
37262	M H	325	09/27/2018
36247	M H	325	01/25/2018
36249	M H	325	01/25/2018
24188	M H	275	03/06/2006
24189	M H	275	03/06/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/1961	7/14/2017	WD	Q	I	01	247,000
GRANTOR: WILLIAM G & KAREN S P						
GRANTEE: GREGORY REAL ESTATE						
1292/0540	3/27/2015	WD	Q	I	01	94,500
GRANTOR: GARTNER HOLDINGS LLC						
GRANTEE: WILLIAM G & KAREN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E52 N26$.

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	8.00	UT	4,300.00	4,300.00	100	1993	1993	3	100	34,400	
2	0296	SHED METAL	0	0	10	30	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0169	FENCE/WOOD	0	0	0	0	4.00	UT	100.00	100.00	100	2017	2017	3	100	400	
7	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
8	0080	DECKING	0	0	0	0	4.00	UT	200.00	200.00	100	2017	2017	3	100	800	
9	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 49,900

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	0210	C	TRLR PARK	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 01/15/2019 BY ME Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/02/2025 BY SYS

COMM INTERS E R/W US-441 & N LIN
317 FT, E 1572 FT, S 853 FT, W 1
TO E R/W US-441 FOR POB, RUN N

GREGORY REAL ESTATE HOLDINGS LLC
6157 DEERCREEK LANE
MACCLENNY, FL 32063

2026

34-4S-17-09016-000

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
Quality	05	05

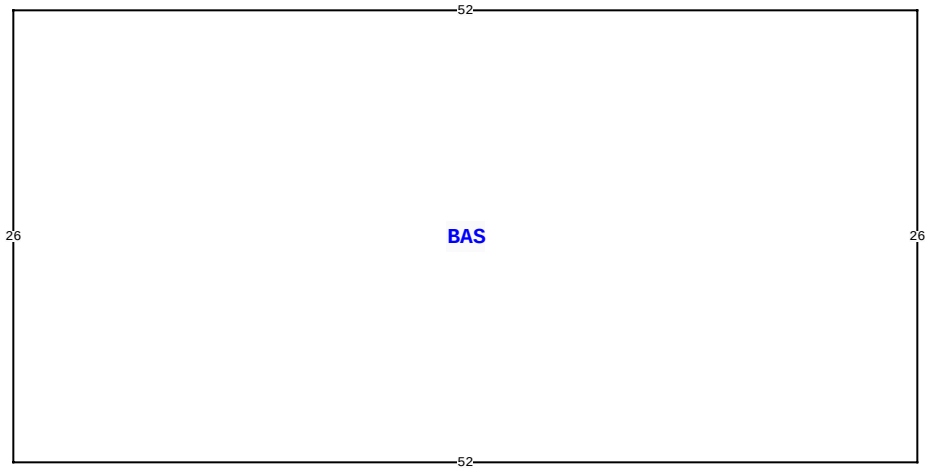
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	43,426
TOTALS	1,352			1,352	43,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	113.9000	68.34	92,396	2005	2005	0	0	0	53.00	47.00

10 MOBILE HME 0% - 0 Heated Area: 1352 HX Base Yr



151 SE SHADY OAKS LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	596,250
TOTAL MARKET OB/XF VALUE	49,900
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	696,150
SOH/AGL Deduction	0
ASSESSED VALUE	696,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	696,150
TOTAL JUST VALUE	696,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	725,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24190	M H	275	03/06/2006
10129	RECONNECT	50	08/28/1995
9958	M H	125	07/13/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/1961	7/14/2017	WD	Q	I	01	247,000
GRANTOR: WILLIAM G & KAREN S P						
GRANTEE: GREGORY REAL ESTATE						
1292/0540	3/27/2015	WD	Q	I	01	94,500
GRANTOR: GARTNER HOLDINGS LLC						
GRANTEE: WILLIAM G & KAREN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E52 N26$.

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 01/15/2019 BY ME Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/02/2025 BY SYS

COMM INTERS E R/W US-441 & N LIN
317 FT, E 1572 FT, S 853 FT, W 1
TO E R/W US-441 FOR POB, RUN N

GREGORY REAL ESTATE HOLDINGS LLC
6157 DEERCREEK LANE
MACCLENNY, FL 32063

2026

34-4S-17-09016-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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
Quality	05	05

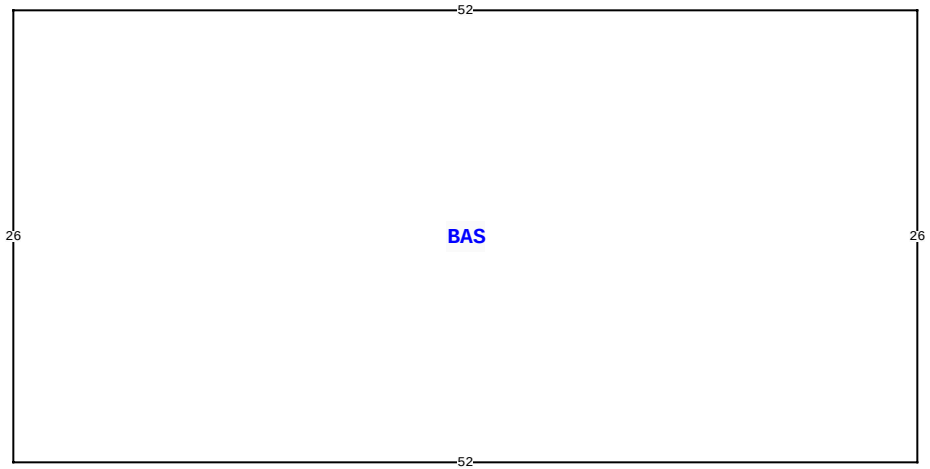
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	44,951
TOTALS	1,352			1,352	44,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	117.9000	70.74	95,640	2005	2005	0	0	0	53.00	47.00

11 MOBILE HME 0% - 0 Heated Area: 1352 HX Base Yr



151 SE SHADY OAKS LOOP, LAKE CITY

BLD DATE		LGL DATE	05/16/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	596,250
TOTAL MARKET OB/XF VALUE	49,900
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	696,150
SOH/AGL Deduction	0
ASSESSED VALUE	696,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	696,150
TOTAL JUST VALUE	696,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	725,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/1961	7/14/2017	WD	Q	I	01	247,000
GRANTOR: WILLIAM G & KAREN S P						
GRANTEE: GREGORY REAL ESTATE						
1292/0540	3/27/2015	WD	Q	I	01	94,500
GRANTOR: GARTNER HOLDINGS LLC						
GRANTEE: WILLIAM G & KAREN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E52 N26$.

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 01/15/2019 BY ME Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/02/2025 BY SYS

COMM INTERS E R/W US-441 & N LIN
317 FT, E 1572 FT, S 853 FT, W 1
TO E R/W US-441 FOR POB, RUN N

GREGORY REAL ESTATE HOLDINGS LLC
6157 DEERCREEK LANE
MACCLENNY, FL 32063

2026

34-4S-17-09016-000

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
Quality	05	05

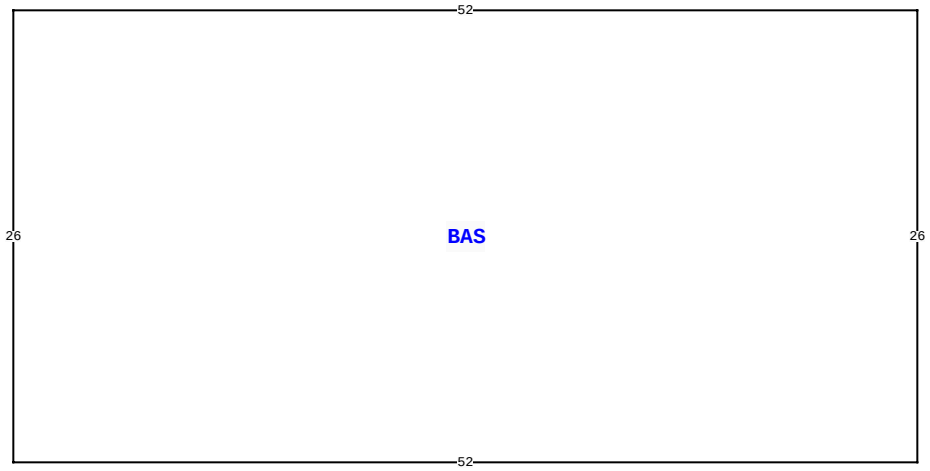
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	43,426
TOTALS	1,352			1,352	43,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	113.9000	68.34	92,396	2005	2005	0	0	0	53.00	47.00

12 MOBILE HME 0% - 0 Heated Area: 1352 HX Base Yr



151 SE SHADY OAKS LOOP, LAKE CITY

BLD DATE		LGL DATE	05/16/2024 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	596,250
TOTAL MARKET OB/XF VALUE	49,900
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	696,150
SOH/AGL Deduction	0
ASSESSED VALUE	696,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	696,150
TOTAL JUST VALUE	696,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	725,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/1961	7/14/2017	WD	Q	I	01	247,000
GRANTOR: WILLIAM G & KAREN S P						
GRANTEE: GREGORY REAL ESTATE						
1292/0540	3/27/2015	WD	Q	I	01	94,500
GRANTOR: GARTNER HOLDINGS LLC						
GRANTEE: WILLIAM G & KAREN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S26 E52 N26$.

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 01/15/2019 BY ME Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/02/2025 BY SYS

COMM INTERS E R/W US-441 & N LIN
317 FT, E 1572 FT, S 853 FT, W 1
TO E R/W US-441 FOR POB, RUN N

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6157 DEERCREEK LANE
MACCLENNY, FL 32063

2026

34-4S-17-09016-000

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 80
Interior Floo	08	SHT VINYL 20
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	05	05

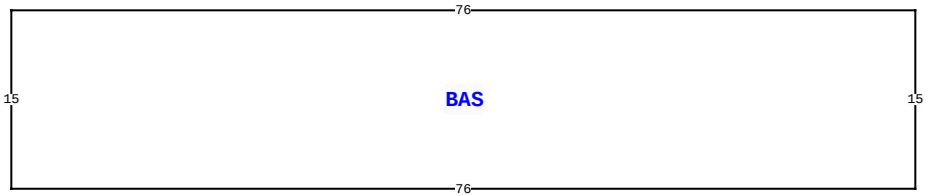
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	104,874
TOTALS	1,140			1,140	104,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,140	113.8000	106.97	121,946	2018	2018	0	0	0	14.00	86.00

17 MANUF 1 0% - 0 Heated Area: 1140 HX Base Yr



151 SE SHADY OAKS LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	596,250
TOTAL MARKET OB/XF VALUE	49,900
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	696,150
SOH/AGL Deduction	0
ASSESSED VALUE	696,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	696,150
TOTAL JUST VALUE	696,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	725,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/1961	7/14/2017	WD	Q	I	01	247,000
GRANTOR: WILLIAM G & KAREN S P						
GRANTEE: GREGORY REAL ESTATE						
1292/0540	3/27/2015	WD	Q	I	01	94,500
GRANTOR: GARTNER HOLDINGS LLC						
GRANTEE: WILLIAM G & KAREN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S15 E76 N15$.

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 01/15/2019 BY ME Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/02/2025 BY SYS

COMM INTERS E R/W US-441 & N LIN
317 FT, E 1572 FT, S 853 FT, W 1
TO E R/W US-441 FOR POB, RUN N

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6157 DEERCREEK LANE
MACCLENNY, FL 32063

2026

34-4S-17-09016-000

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 80
Interior Floo	08	SHT VINYL 20
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	05	05

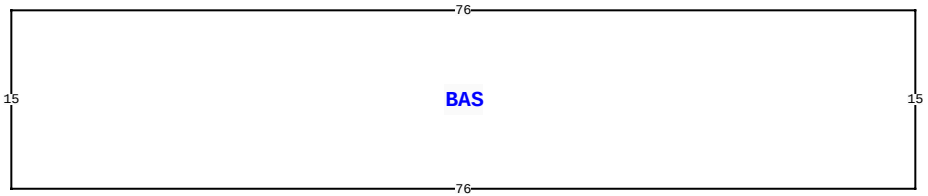
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	104,874
TOTALS	1,140			1,140	104,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,140	113.8000	106.97	121,946	2018	2018	0	0	0	14.00	86.00

18 MANUF 1 0% - 0 Heated Area: 1140 HX Base Yr



151 SE SHADY OAKS LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	596,250
TOTAL MARKET OB/XF VALUE	49,900
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	696,150
SOH/AGL Deduction	0
ASSESSED VALUE	696,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	696,150
TOTAL JUST VALUE	696,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	725,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1340/1961	7/14/2017	WD	Q	I	01	247,000
GRANTOR: WILLIAM G & KAREN S P						
GRANTEE: GREGORY REAL ESTATE						
1292/0540	3/27/2015	WD	Q	I	01	94,500
GRANTOR: GARTNER HOLDINGS LLC						
GRANTEE: WILLIAM G & KAREN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S15 E76 N15$.

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 01/15/2019 BY ME Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 10/02/2025 BY SYS

COMM INTERS E R/W US-441 & N LIN
317 FT, E 1572 FT, S 853 FT, W 1
TO E R/W US-441 FOR POB, RUN N

GREGORY REAL ESTATE HOLDINGS LLC
6157 DEERCREEK LANE
MACCLENNY, FL 32063

2026

34-4S-17-09016-000

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 80
Interior Floo	08	SHT VINYL 20
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	05	05

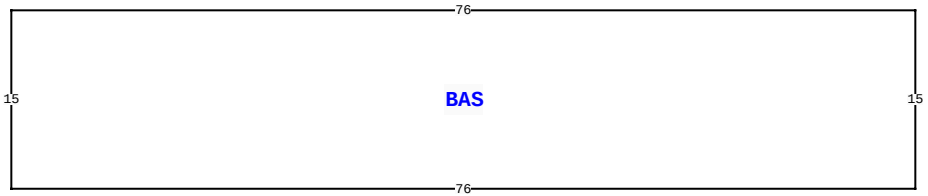
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	34417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	104,874
TOTALS	1,140			1,140	104,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,140	113.8000	106.97	121,946	2018	2018	0	0	0	14.00	86.00

19 MANUF 1 0% - 0 Heated Area: 1140 HX Base Yr



151 SE SHADY OAKS LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	596,250
TOTAL MARKET OB/XF VALUE	49,900
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	696,150
SOH/AGL Deduction	0
ASSESSED VALUE	696,150
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	696,150
TOTAL JUST VALUE	696,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	725,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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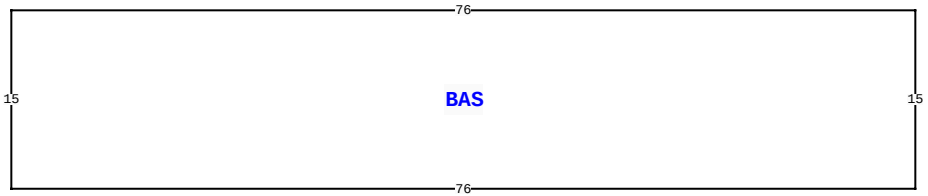

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