LOTS 1, 2, 3, 4, 5, 7, 8, 9,10, 15, 17, 18, 19, 20, 21 & 22 BLOC MANOR UNIT 2. (ANNIE'S MOBILE HO

ARANGO ONE LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

36-3S-17-07448-000

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	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02

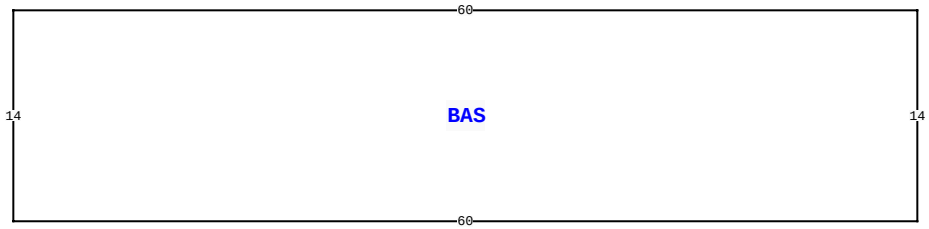
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	12,543
TOTALS	840			840	12,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	840	62.2200	37.33	31,357	1985	1985	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2025 Heated Area: 840 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,954
TOTAL MARKET OB/XF VALUE	20,600
TOTAL LAND VALUE - MARKET	28,800
TOTAL MARKET VALUE	188,354
SOH/AGL Deduction	0
ASSESSED VALUE	188,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,354
TOTAL JUST VALUE	188,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,354

BLDG:1:1: LOT 2
XFOB:9:1: BUDD MH (RP#608310)
XFOB:8:1: HOLI MH (RP#608309)
XFOB:7:1: CHEV MH (RP#608308)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053476	Electrical Servic		06/27/2025
000051667	Electrical Servic	0	11/27/2024
41075	ELECTRICAL		12/30/2020
30602	M H	375	11/15/2012
18543	M H	125	07/25/2001
18128	M H	125	04/05/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1213/1464	2/24/2011	WD	U	I	11	100
GRANTOR: LOIS E PEARCE						
GRANTEE: LOIS E PEARCE & E W						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

216 NE CAMPUS PL, LAKE CITY

BUILDING NOTES

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	15.00	UT	4,300.00	4,300.00	30	1990	1990	3	30	19,350	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	
3	0285	SALVAGE	0	0	0	0	1.00	UT	250.00	250.00	100	2025	2024		100	250	

BUILDING DIMENSIONS

BAS= W60 S14 E60 N14$.

LAND DESCRIPTION

TOTAL OB/XF 20,600

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		00	0.00	0.00	3.20	AC		1.00	1.00	0.90	10,000.00	9,000.00	28,800							

REVIEW DATE 07/09/2025 BY tommy Total Acres: 3.20 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/07/2025 BY SYS

LOTS 1, 2, 3, 4, 5, 7, 8, 9,10, 15, 17, 18, 19, 20, 21 & 22 BLOC MANOR UNIT 2. (ANNIE'S MOBILE HO

ARANGO ONE LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

36-3S-17-07448-000

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	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		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02

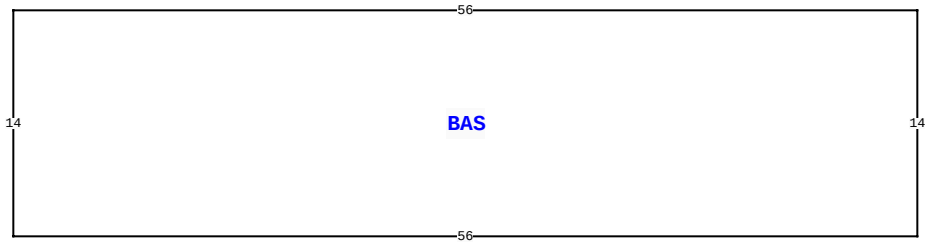
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100		784	11,760
TOTALS	784			784	11,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	62.4920	37.50	29,400	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2025 Heated Area: 784 HX Base Yr



216 NE CAMPUS PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,954
TOTAL MARKET OB/XF VALUE	20,600
TOTAL LAND VALUE - MARKET	28,800
TOTAL MARKET VALUE	188,354
SOH/AGL Deduction	0
ASSESSED VALUE	188,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,354
TOTAL JUST VALUE	188,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,354

XFOB:6:1: CONC MH (RP#608307)
XFOB:5:1: RMBR MH (RP#608306)
XFOB:4:1: FLAM MH (RP#608305)
XFOB:3:1: LAMP MH (RP#608304)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18060	M H	125	03/15/2001
17982	M H	125	02/26/2001
17896	M H	125	02/01/2000
7470	M H	60	08/09/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1213/1464	2/24/2011	WD	U	I	11	100
GRANTOR: LOIS E PEARCE						
GRANTEE: LOIS E PEARCE & E W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S14 E56 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 07/09/2025 BY tommy Total Acres: 3.20 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/07/2025 BY SYS

LOTS 1, 2, 3, 4, 5, 7, 8, 9,10,
15, 17, 18, 19, 20, 21 & 22 BLOC
MANOR UNIT 2. (ANNIE'S MOBILE HO

ARANGO ONE LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

36-3S-17-07448-000

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	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	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02

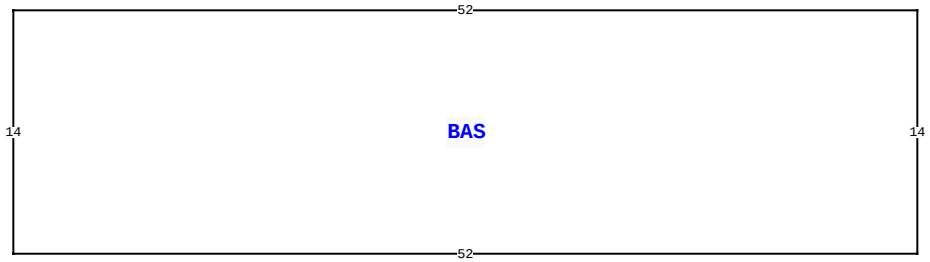
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	10,681
TOTALS	728			728	10,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	728	61.1320	36.68	26,703	1983	1983	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2025 Heated Area: 728 HX Base Yr



216 NE CAMPUS PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,954
TOTAL MARKET OB/XF VALUE	20,600
TOTAL LAND VALUE - MARKET	28,800
TOTAL MARKET VALUE	188,354
SOH/AGL Deduction	0
ASSESSED VALUE	188,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,354
TOTAL JUST VALUE	188,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,354

XFOB:2:1: CRAF MH (RP#608303)
XFOB:17:1: 1994 NOBI MH
XFOB:16:1: CITA MH
XFOB:14:1: PIED MH (RP#608315)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1213/1464	2/24/2011	WD	U	I	11	100
GRANTOR: LOIS E PEARCE						
GRANTEE: LOIS E PEARCE & E W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 E52 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 07/09/2025 BY tommy Total Acres: 3.20 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/07/2025 BY SYS

LOTS 1, 2, 3, 4, 5, 7, 8, 9,10,
15, 17, 18, 19, 20, 21 & 22 BLOC
MANOR UNIT 2. (ANNIE'S MOBILE HO

ARANGO ONE LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

36-3S-17-07448-000

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	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	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

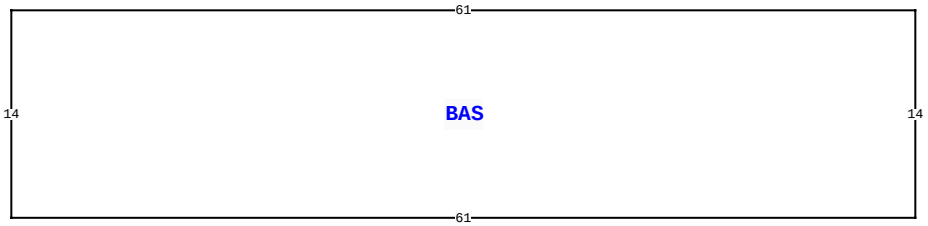
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	854	100		854	11,054
TOTALS	854			854	11,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	854	53.9400	32.36	27,635	1977	1977	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2025 Heated Area: 854 HX Base Yr



216 NE CAMPUS PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,954
TOTAL MARKET OB/XF VALUE	20,600
TOTAL LAND VALUE - MARKET	28,800
TOTAL MARKET VALUE	188,354
SOH/AGL Deduction	0
ASSESSED VALUE	188,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,354
TOTAL JUST VALUE	188,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,354

XFOB:13:1: STAR MH (RP#608314)
XFOB:12:1: HOLI MH (RP#608313)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1213/1464	2/24/2011	WD	U	I	11	100
GRANTOR: LOIS E PEARCE						
GRANTEE: LOIS E PEARCE & E W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S14 E61 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 07/09/2025 BY tommy Total Acres: 3.20 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/07/2025 BY SYS

LOTS 1, 2, 3, 4, 5, 7, 8, 9,10, 15, 17, 18, 19, 20, 21 & 22 BLOC MANOR UNIT 2. (ANNIE'S MOBILE HO

ARANGO ONE LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

36-3S-17-07448-000

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	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	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02

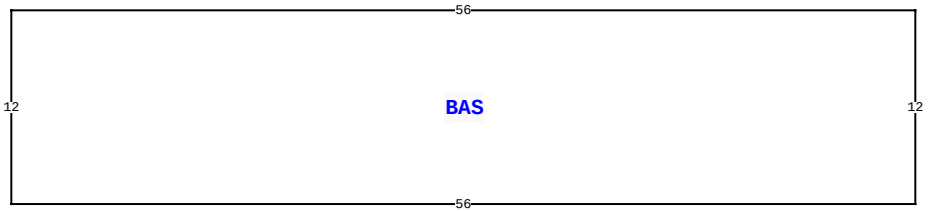
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	8,983
TOTALS	672			672	8,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	55.6920	33.42	22,458	1975	1975	0	0	0	60.00	40.00

5 MOBILE HME 0% - 2025 Heated Area: 672 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,954
TOTAL MARKET OB/XF VALUE	20,600
TOTAL LAND VALUE - MARKET	28,800
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SOH/AGL Deduction	0
ASSESSED VALUE	188,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,354
TOTAL JUST VALUE	188,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1213/1464	2/24/2011	WD	U	I	11	100
GRANTOR: LOIS E PEARCE						
GRANTEE: LOIS E PEARCE & E W						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

216 NE CAMPUS PL, LAKE CITY

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 07/09/2025 BY tommy Total Acres: 3.20 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/07/2025 BY SYS

LOTS 1, 2, 3, 4, 5, 7, 8, 9,10,
15, 17, 18, 19, 20, 21 & 22 BLOC
MANOR UNIT 2. (ANNIE'S MOBILE HO

ARANGO ONE LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

36-3S-17-07448-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Interior Floo	14	CARPET 90
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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	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02

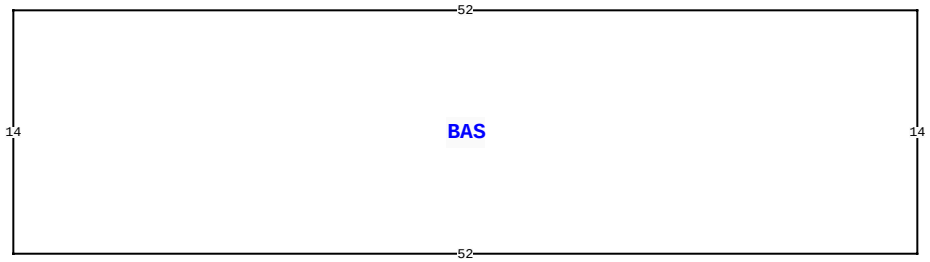
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	9,732
TOTALS	728			728	9,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	728	55.6920	33.42	24,330	1982	1982	0	0	0	60.00	40.00

6 MOBILE HME 0% - 2025 Heated Area: 728 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,954
TOTAL MARKET OB/XF VALUE	20,600
TOTAL LAND VALUE - MARKET	28,800
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ASSESSED VALUE	188,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,354
TOTAL JUST VALUE	188,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1213/1464	2/24/2011	WD	U	I	11	100
GRANTOR: LOIS E PEARCE						
GRANTEE: LOIS E PEARCE & E W						

216 NE CAMPUS PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

BUILDING NOTES

EXTRA FEATURES

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

BUILDING DIMENSIONS

BAS= W52 S14 E52 N14$.

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 07/09/2025 BY tommy Total Acres: 3.20 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/07/2025 BY SYS

LOTS 1, 2, 3, 4, 5, 7, 8, 9,10, 15, 17, 18, 19, 20, 21 & 22 BLOC MANOR UNIT 2. (ANNIE'S MOBILE HO

ARANGO ONE LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

36-3S-17-07448-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
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	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02

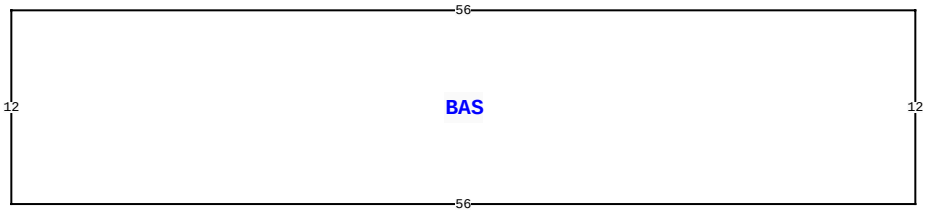
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	9,102
TOTALS	672			672	9,102

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	56.4400	33.86	22,754	1980	1980	0	0	0	60.00	40.00

7 MOBILE HME 0% - 2025 Heated Area: 672 HX Base Yr



216 NE CAMPUS PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,954
TOTAL MARKET OB/XF VALUE	20,600
TOTAL LAND VALUE - MARKET	28,800
TOTAL MARKET VALUE	188,354
SOH/AGL Deduction	0
ASSESSED VALUE	188,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,354
TOTAL JUST VALUE	188,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1213/1464	2/24/2011	WD	U	I	11	100
GRANTOR: LOIS E PEARCE						
GRANTEE: LOIS E PEARCE & E W						

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 07/09/2025 BY tommy Total Acres: 3.20 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/07/2025 BY SYS

LOTS 1, 2, 3, 4, 5, 7, 8, 9,10, 15, 17, 18, 19, 20, 21 & 22 BLOC MANOR UNIT 2. (ANNIE'S MOBILE HO

ARANGO ONE LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

36-3S-17-07448-000

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	04	PLYWOOD 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
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

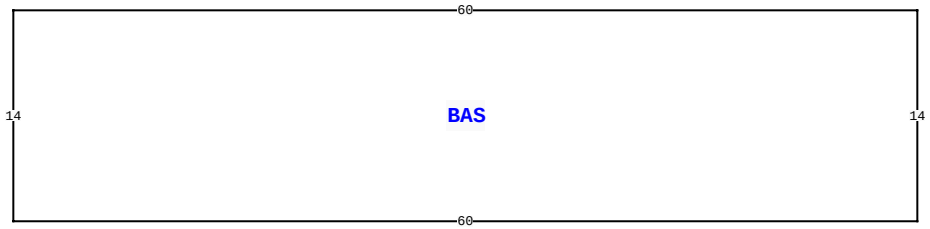
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	5,376
TOTALS	840			840	5,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	840	53.3400	32.00	26,880	1980	1980	0	0	20	60.00	20.00

8 MOBILE HME 0% - 2025 Heated Area: 840 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,954
TOTAL MARKET OB/XF VALUE	20,600
TOTAL LAND VALUE - MARKET	28,800
TOTAL MARKET VALUE	188,354
SOH/AGL Deduction	0
ASSESSED VALUE	188,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,354
TOTAL JUST VALUE	188,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1213/1464	2/24/2011	WD	U	I	11	100
GRANTOR: LOIS E PEARCE						
GRANTEE: LOIS E PEARCE & E W						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

216 NE CAMPUS PL, LAKE CITY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S14 E60 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 07/09/2025 BY tommy Total Acres: 3.20 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/07/2025 BY SYS

LOTS 1, 2, 3, 4, 5, 7, 8, 9,10, 15, 17, 18, 19, 20, 21 & 22 BLOC MANOR UNIT 2. (ANNIE'S MOBILE HO

ARANGO ONE LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

36-3S-17-07448-000

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	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	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02

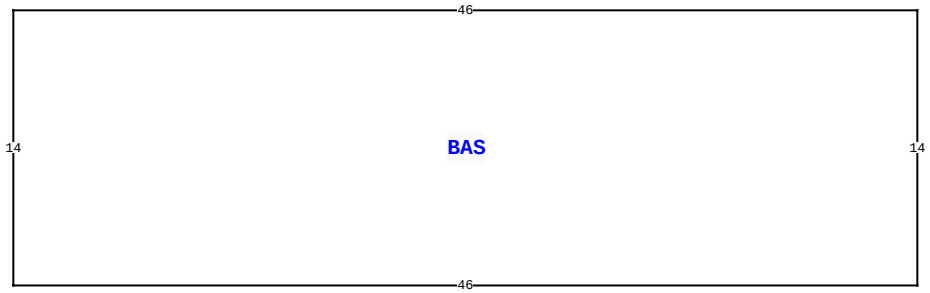
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	9,449
TOTALS	644			644	9,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	644	61.1320	36.68	23,622	1985	1985	0	0	0	60.00	40.00

10 MOBILE HME 0% - 2025 Heated Area: 644 HX Base Yr



216 NE CAMPUS PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,954
TOTAL MARKET OB/XF VALUE	20,600
TOTAL LAND VALUE - MARKET	28,800
TOTAL MARKET VALUE	188,354
SOH/AGL Deduction	0
ASSESSED VALUE	188,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,354
TOTAL JUST VALUE	188,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1213/1464	2/24/2011	WD	U	I	11	100
GRANTOR: LOIS E PEARCE						
GRANTEE: LOIS E PEARCE & E W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S14 E46 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 07/09/2025 BY tommy Total Acres: 3.20 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/07/2025 BY SYS

LOTS 1, 2, 3, 4, 5, 7, 8, 9,10, 15, 17, 18, 19, 20, 21 & 22 BLOC MANOR UNIT 2. (ANNIE'S MOBILE HO

ARANGO ONE LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

36-3S-17-07448-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 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	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02

DOR CODE 2802 MH PARK

MAP NUM | MKT AREA 06

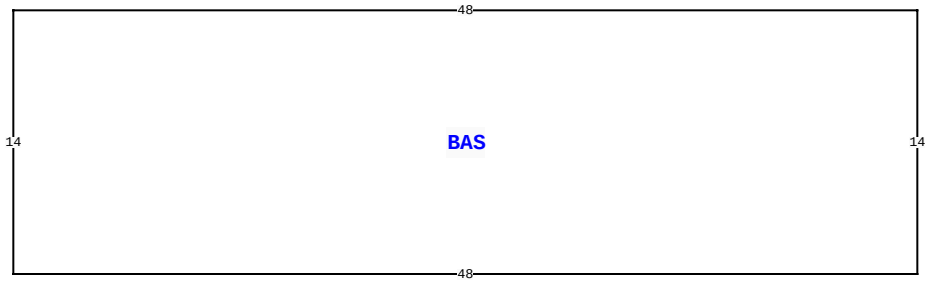
NEIGHBORHOOD/LOC 36317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	9,860
TOTALS	672			672	9,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	61.1320	36.68	24,649	1974	1974	0	0	0	60.00	40.00

11 MOBILE HME 0% - 2025 Heated Area: 672 HX Base Yr



216 NE CAMPUS PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,954
TOTAL MARKET OB/XF VALUE	20,600
TOTAL LAND VALUE - MARKET	28,800
TOTAL MARKET VALUE	188,354
SOH/AGL Deduction	0
ASSESSED VALUE	188,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,354
TOTAL JUST VALUE	188,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1213/1464	2/24/2011	WD	U	I	11	100
GRANTOR: LOIS E PEARCE						
GRANTEE: LOIS E PEARCE & E W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E48 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 07/09/2025 BY tommy Total Acres: 3.20 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/07/2025 BY SYS

LOTS 1, 2, 3, 4, 5, 7, 8, 9,10,
15, 17, 18, 19, 20, 21 & 22 BLOC
MANOR UNIT 2. (ANNIE'S MOBILE HO

ARANGO ONE LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

36-3S-17-07448-000

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	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	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01

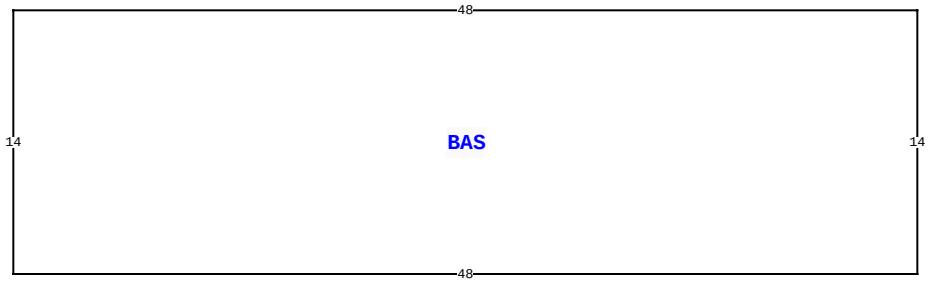
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	4,349
TOTALS	672			672	4,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0800	02	672	53.9400	32.36	21,746	1984	1984	0	0	20	60.00	20.00

12 MOBILE HME 0% - 2025 Heated Area: 672 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,954
TOTAL MARKET OB/XF VALUE	20,600
TOTAL LAND VALUE - MARKET	28,800
TOTAL MARKET VALUE	188,354
SOH/AGL Deduction	0
ASSESSED VALUE	188,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,354
TOTAL JUST VALUE	188,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1213/1464	2/24/2011	WD	U	I	11	100
GRANTOR: LOIS E PEARCE						
GRANTEE: LOIS E PEARCE & E W						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

216 NE CAMPUS PL, LAKE CITY

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E48 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 07/09/2025 BY tommy Total Acres: 3.20 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/07/2025 BY SYS

LOTS 1, 2, 3, 4, 5, 7, 8, 9,10, 15, 17, 18, 19, 20, 21 & 22 BLOC MANOR UNIT 2. (ANNIE'S MOBILE HO

ARANGO ONE LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

36-3S-17-07448-000

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	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	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02

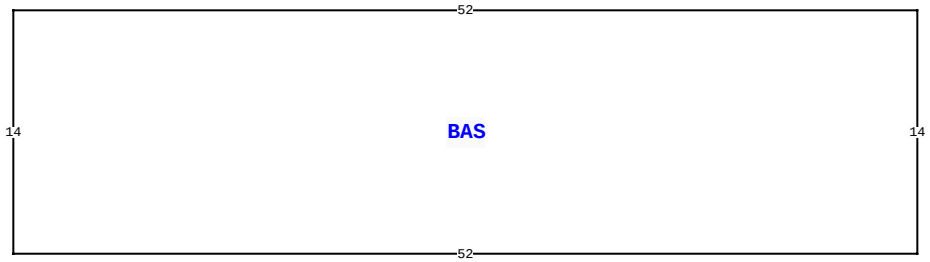
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100		728	10,681
TOTALS	728			728	10,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	728	61.1320	36.68	26,703	1981	1981	0	0	0	60.00	40.00

14 MOBILE HME 0% - 2025 Heated Area: 728 HX Base Yr



216 NE CAMPUS PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,954
TOTAL MARKET OB/XF VALUE	20,600
TOTAL LAND VALUE - MARKET	28,800
TOTAL MARKET VALUE	188,354
SOH/AGL Deduction	0
ASSESSED VALUE	188,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,354
TOTAL JUST VALUE	188,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1213/1464	2/24/2011	WD	U	I	11	100
GRANTOR: LOIS E PEARCE						
GRANTEE: LOIS E PEARCE & E W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S14 E52 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 07/09/2025 BY tommy Total Acres: 3.20 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/07/2025 BY SYS

LOTS 1, 2, 3, 4, 5, 7, 8, 9,10, 15, 17, 18, 19, 20, 21 & 22 BLOC MANOR UNIT 2. (ANNIE'S MOBILE HO

ARANGO ONE LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

36-3S-17-07448-000

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	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 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	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02

DOR CODE 2802 MH PARK

MAP NUM | MKT AREA 06

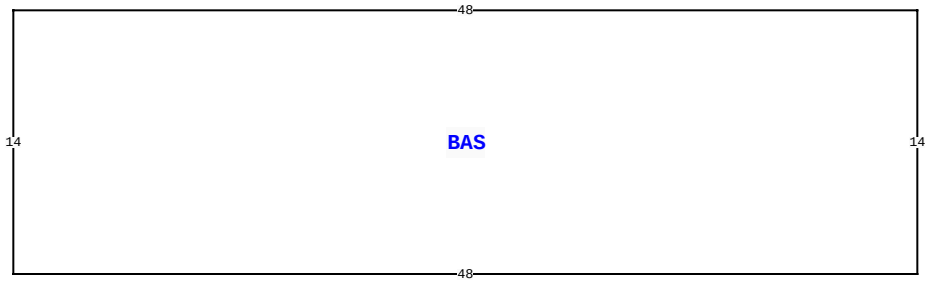
NEIGHBORHOOD/LOC 36317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	9,422
TOTALS	672			672	9,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	58.4120	35.05	23,554	1981	1981	0	0	0	60.00	40.00

15 MOBILE HME 0% - 2025 Heated Area: 672 HX Base Yr



216 NE CAMPUS PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	138,954
TOTAL MARKET OB/XF VALUE	20,600
TOTAL LAND VALUE - MARKET	28,800
TOTAL MARKET VALUE	188,354
SOH/AGL Deduction	0
ASSESSED VALUE	188,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,354
TOTAL JUST VALUE	188,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1213/1464	2/24/2011	WD	U	I	11	100
GRANTOR: LOIS E PEARCE						
GRANTEE: LOIS E PEARCE & E W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S14 E48 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 07/09/2025 BY tommy Total Acres: 3.20 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/07/2025 BY SYS

LOTS 1, 2, 3, 4, 5, 7, 8, 9,10, 15, 17, 18, 19, 20, 21 & 22 BLOC MANOR UNIT 2. (ANNIE'S MOBILE HO

ARANGO ONE LLC
220 SE ROSE COVE GLN
LAKE CITY, FL 32025

2026

36-3S-17-07448-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

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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		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02

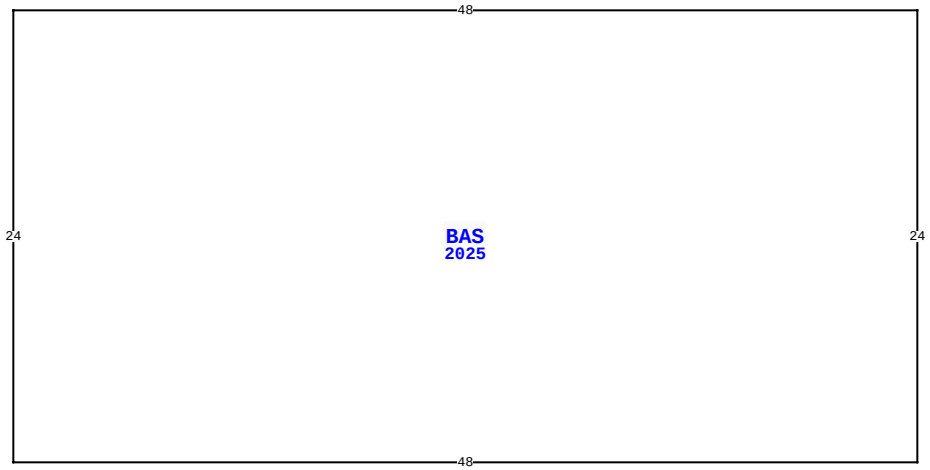
DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	36317.010 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2025	1,152	15,962
TOTALS	1,152			1,152	15,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	57.7320	34.64	39,905	1978	1978	0	0	0	60.00	40.00

16 MOBILE HME 0% - 2025 Heated Area: 1152 HX Base Yr



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TOTAL LAND VALUE - MARKET	28,800
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SOH/AGL Deduction	0
ASSESSED VALUE	188,354
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	188,354
TOTAL JUST VALUE	188,354
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,354

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1514/404	4/29/2024	TR	Q	I	05	1,550,000
GRANTOR: PEARCE LOIS E LIVING						
GRANTEE: ARANGO ONE LLC						
1213/1464	2/24/2011	WD	U	I	11	100
GRANTOR: LOIS E PEARCE						
GRANTEE: LOIS E PEARCE & E W						

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

216 NE CAMPUS PL, LAKE CITY

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] S24 E48 N24 W48 $
.

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 07/09/2025 BY tommy Total Acres: 3.20 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/07/2025 BY SYS