

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

2026



BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall01

Roof Structur01

Roof Cover01

Interior Wall04

Interior Floo14

Interior Floo08

Air Condition02

Heating Type03

Bedrooms

Bathrooms

Stories1.

Architectual Units01

Condition Adj01

Kitchen Adjus01

Quality01

DOR CODE0202

MAP NUM

NEIGHBORHOOD/LOC36317.010

AREA TYPE

TOTAL GROSS AREA600

PCT OF BASE100

YEAR

TOT ADJ AREA600

SUBAREA MARKET VALUE6,557

TOTALS600

CONSTRUCTION

MINIMUM 100

FLAT 100

MINIMUM 100

PLYWOOD 100

CARPET 90

SHT VINYL 10

WINDOW 100

FORCED AIR 100

2 100

1 100

1. 1. 100

CONV 100

0 100

01 100

01 100

01 01

MOBILE HOME/M HOME

MKT AREA

06

1.00/

600

6,557

600

6,557

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

08000260045.540027.3216,392197319730060.0040.00

1 MOBILE HME0% - 2025Heated Area: 600HX Base Yr

12

50

50

12

BAS

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2

2

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE10,676

TOTAL MARKET OB/XF VALUE7,000

TOTAL LAND VALUE - MARKET4,400

TOTAL MARKET VALUE22,076

SOH/AGL Deduction0

ASSESSED VALUE22,076

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE22,076

TOTAL JUST VALUE22,076

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE22,076

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / I / V / I / RSN CD SALE PRICE

1514/4044/29/2024TR Q I051,550,000

GRANTOR: THE LOIS E PEARCE LIV

GRANTEE: ARANGO ONE LLC

1213/14492/24/2011WD U I11100

GRANTOR: LOIS E PEARCE

GRANTEE: LOIS E PEARCE & E W

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S12 E50 N12\$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLD CAPLWUNITSUTAdj RADJ UNIT PRICERIG CONDDPH FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

19945Well/Sept00001.00UT7,000.007,000.001001.001.000.805,500.004,400.004,400

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10102CSFR/MH00000.000.001.00LT1.001.000.805,500.004,400.004,400

REVIEW DATE05/28/2025BYME

Total Acres: 0.22Total Land Value: 4,400Market: 0Agricultural: 0Common: 4,400

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