

LOT 20 BLOCK A SPRING HILLS S/D.
537-516, 672-372, 825-292, 825-1

HOMETOWN INVESTORS, LLC
134 SW VELVET GLN
LAKE CITY, FL 32024

2026

36-5S-15-00488-020

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 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	02

NEIGHBORHOOD/LOC		36515.020		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2026	1,512	165,764
TOTALS	1,512			1,512	165,764

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0202	02	1,512	113.0000	111.87	169,147	2025	2025	0	0	2.00	98.00
1 MANUF 2 0% - 2026 Heated Area: 1512 HX Base Yr											
27 56 27 56 BAS 2026											
257 SW FUTCH PL, FORT WHITE											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/09/2024 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	14,000
2	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	3,000

LAND DESCRIPTION										TOTAL OB/XF										17,000	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	0200	C	MBL HM	0		A-1	154.00	272.00	1.00	LT		1.00	1.00	1.00	13,000.00	13,000.00					

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 3 Tax Dist:			
BUILDING MARKET VALUE					165,764
TOTAL MARKET OB/XF VALUE					17,000
TOTAL LAND VALUE - MARKET					13,000
TOTAL MARKET VALUE					195,764
SOH/AGL Deduction					0
ASSESSED VALUE					195,764
TOTAL EXEMPTION VALUE					0
BASE TAXABLE VALUE					195,764
TOTAL JUST VALUE					195,764
NCON VALUE					165,764
INCOME VALUE					
PREVIOUS YEAR MKT VALUE					30,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053898	Mobile Home		08/22/2025
000053354	Right-of-Way Acce		06/11/2025
36443	M H	250	03/15/2018
35175	M H	375	04/12/2017
35176	M H	375	04/12/2017
18767	M H	125	10/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1506/1622	1/19/2024	QC	U	I	11	100	
GRANTOR: CINERA GROUP LLC							
GRANTEE: HOMETOWN INVESTORS,							
1503/1057	11/20/2023	WD	Q	I	05	138,000	
GRANTOR: NORRIS MELVA							
GRANTEE: CINERA GROUP LLC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2026;ORIG=16,18] E56 S27 W56 N27 \$											