COMM SW COR OF NW1/4 OF SW1/4, N FT FOR POB, CONT E 289 FT, N 605 FT TO POB.

U S BANK TRUST NATIONAL ASSOCIATION
C/O SELENE FINANCE LP, 3501 OLYMPUS BLVD STE 500
DALLAS, TX 75019

2027

01-4S-15-00312-008

BUILDING CHARACTERISTICS

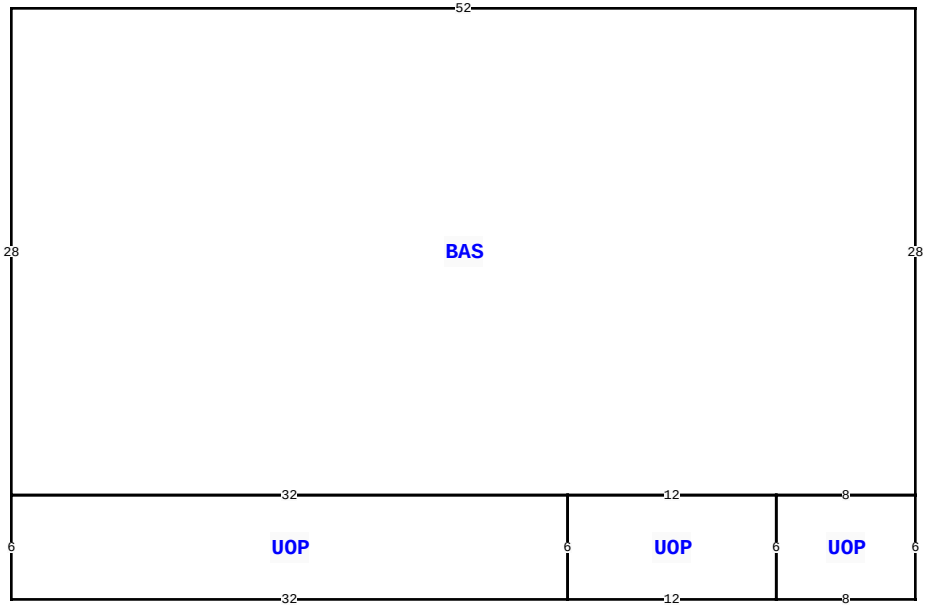
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	40,151
UOP	48	25		12	331
UOP	72	25		18	496
UOP	192	25		48	1,324
TOTALS	1,768			1,534	42,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,534	114.9000	68.94	105,754	1993	1993	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1456 HX Base Yr



269 SW PLACID LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
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	2016	2016	3	100	400	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	42,302
TOTAL MARKET OB/XF VALUE	10,900
TOTAL LAND VALUE - MARKET	44,110
TOTAL MARKET VALUE	97,312
SOH/AGL Deduction	280
ASSESSED VALUE	97,032
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,032
TOTAL JUST VALUE	97,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,312

SALE:2:1: 14.02 AC
XFOB:2:1: MERI MH
PRMT:1:1: 28X52
SALE:1:1: 4.013 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10608	M H	125	01/04/1996
7179	M H	60	05/19/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1574/2389	7/29/2026	TD	U	I	18	100

GRANTOR: CLERK OF COURT
GRANTEE: U S BANK TRUST NATI

1468/2215	6/09/2022	PB	U	I	18	0

GRANTOR: LILIENTHAL SYLVIA
GRANTEE: GATELY SYLVIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S28 UOP= S6 E32 N6 W32$ E32 UOP= S6E12N6 W12$ E12 UOP= S6 E8 N6 W8$ E8 N28$.

LAND DESCRIPTION

TOTAL OB/XF 10,900

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	0200	C	MBL HM	0		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	44,110							

REVIEW DATE 08/11/2023 BY KS Total Acres: 4.01 Total Land Value: 44,110 Market: 0 Agricultural: 0 Common: 44,110 PRINTED 11/17/2026 BY SYS