

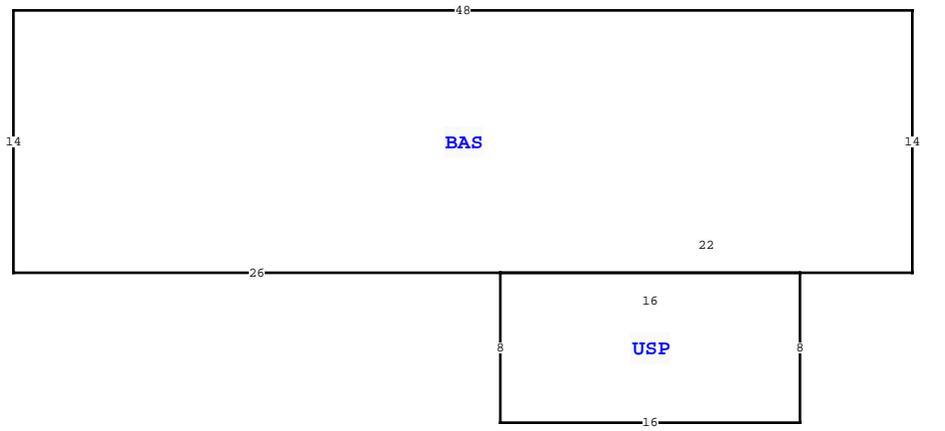
COMM SE COR OF NE1/4 OF SE1/4,
 RUN N 60 FT, RUN W 93 FT, N
 546 FT FOR POB, W 530.47 FT, N

BADEN STEVEN L
 225 SW ORCHARD COURT
 LAKE CITY, FL 32024

2026

02-4S-15-00331-005


| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|--------------|------------|
| ELEMENT | CD | | |
| Exterior Wall | 03 | BELOW AVG. | 100 |
| Roof Structur | 03 | GABLE/HIP | 100 |
| Roof Cover | 01 | MINIMUM | 100 |
| Interior Wall | 04 | PLYWOOD | 100 |
| Interior Floor | 14 | CARPET | 90 |
| Interior Floor | 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 |
| Architectural | 01 | CONV | 100 |
| Units | | 0 | 100 |
| Condition Adj | 02 | 02 | 100 |
| Kitchen Adjus | 01 | 01 | 100 |
| Quality | 04 | 04 | |
| DOR CODE | 0200 MOBILE HOME | | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 2415.00 1.00/ | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR |
| BAS | 672 | 100 | |
| USP | 128 | 35 | |
| TOTALS | 800 | | 717 12,806 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--|-----|-----------|-------------|------------------|----------------|------|------|------------|------|-------|--------|--|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 0800 | 02 | 717 | 70.8795 | 44.65 | 32,014 | 1984 | 1984 | 0 | 0 | 60.00 | 40.00 | | |
| 2 MOBILE HME | | 100% - 0 | | Heated Area: 672 | | | | HX Base Yr | | | | | |
|  | | | | | | | | | | | | | |

| COLUMBIA COUNTY PROPERTY | | | | PAGE 1 of 1 | 3 |
|-----------------------------------|-------------|-----|------------|--------------|---|
| VALUATION SUMMARY | | | | | |
| VALUATION BY | | | | STANDARD | |
| Tax Group: 3 | | | | Tax Dist: | |
| BUILDING MARKET VALUE | | | | 12,806 | |
| TOTAL MARKET OB/XF VALUE | | | | 9,000 | |
| TOTAL LAND VALUE - MARKET | | | | 48,192 | |
| TOTAL MARKET VALUE | | | | 69,998 | |
| SOH/AGL Deduction | | | | 27,371 | |
| ASSESSED VALUE | | | | 42,627 | |
| TOTAL EXEMPTION VALUE | | | | HX HB 25,000 | |
| BASE TAXABLE VALUE | | | | 17,627 | |
| TOTAL JUST VALUE | | | | 69,998 | |
| NCON VALUE | | | | 0 | |
| INCOME VALUE | | | | | |
| PREVIOUS YEAR MKT VALUE | | | | 65,374 | |
| SALE:2:1: 6.20 AC - MOTHER TO SON | | | | | |
| PRMT:2:1: 12X50 1979 | | | | | |
| PRMT:1:1: 24X64 | | | | | |
| BLDG:1:1: STRR MH | | | | | |
| PERMIT NUM | DESCRIPTION | AMT | ISSUED | | |
| 14052 | M H | 125 | 05/26/1998 | | |
| 7932 | M H | 100 | 12/27/1993 | | |
| 6908 | M H | 60 | 08/03/1993 | | |

| SALES DATA | | | | | | |
|------------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1249/0250 | 2/02/2013 | WD | U | I | 34 | 100 |
| GRANTOR: CRAIG R PERRY | | | | | | |
| GRANTEE: STEVEN BADEN | | | | | | |
| 0786/0685 | 7/30/1993 | AG | U | V | 13 | 17,400 |
| GRANTOR: CRAIG PERRY | | | | | | |
| GRANTEE: STEVEN BADEN | | | | | | |

| 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 |
| 1 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 1,500 | |
| 2 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 3 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | UT | 500.00 | 500.00 | 100 | 2024 | 2023 | | 100 | 500 | |

| TOTAL OB/XF | | | | | | | | | | | | | | 9,000 | |
|-------------|---------|----------|----------|------------|---------|-----|--|--|--|--|--|--|--|-------|--|
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | |
| | | | | 04/22/2026 | | MLU | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W48 S14 E26 USP= S8 E16 N8 W16\$ E22 N14\$. | | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|-------------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | 100 | | A-1 | 0.00 | 0.00 | 5.02 | AC | | 1.00 | 1.00 | 0.80 | 12,000.00 | 9,600.00 | 48,192 | | | | | | | |