COMM SE COR OF NE1/4 OF SE1/4,
W 565.35 FT ALONG S LINE TO
C/L SR-100, RUN NW 472 FT, NE

CHAMPION HOME BUILDERS INC
PO BOX 2097
LAKE CITY, FL 32056

2027

02-4S-17-07483-005

BUILDING CHARACTERISTICS

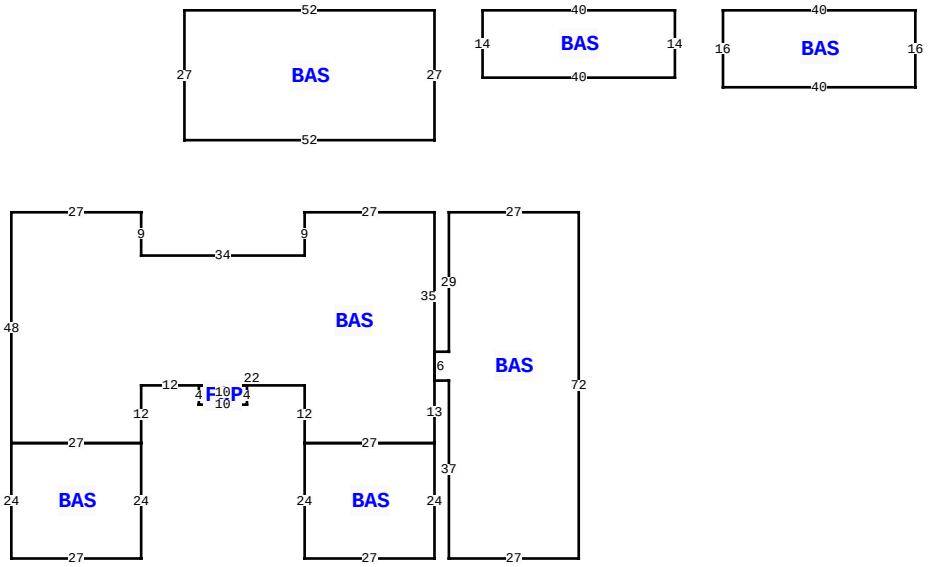
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	31	VINYL SID 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		13 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	03	03
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	2417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100		560	6,638
BAS	640	100		640	7,587
BAS	648	100		648	7,681
BAS	648	100		648	7,681
BAS	1,404	100		1,404	16,643
BAS	1,962	100		1,962	23,258
BAS	3,510	100		3,510	41,608
FOP	40	30		12	142
TOTALS	9,412			9,384	111,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	9,384	80.1009	59.27	556,190	1985	1985	0	35	0	50.00	20.00

1 OFFICE LOW 0% - 0 Heated Area: 9372 HX Base Yr



1915 SE STATE ROAD 100 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	572,322
TOTAL MARKET OB/XF VALUE	96,098
TOTAL LAND VALUE - MARKET	141,680
TOTAL MARKET VALUE	810,100
SOH/AGL Deduction	0
ASSESSED VALUE	810,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	810,100
TOTAL JUST VALUE	810,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	810,100

BLDG:1:1: 1992 DOR STUDY
PRMT:1:1: MH SALES OFFICE
LAND:1:1: 1992 DOR STUDY

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055698	Mobile Home		05/15/2026
000046354	Roof Replacement	340,800	01/24/2023
35467	PUMP/UTPOL	50	06/21/2017
13018	COMMERCIAL	125	09/03/1997
12291	M H	125	03/17/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1191/1233	3/19/2010	QC	U	I	11	100,000
GRANTOR: HOMES OF MERIT INC						
GRANTEE: CHAMPION HOME BUILD						
0545/0533	8/01/1984	WD	Q	V		35,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S9 W34 N9 W27 S48 BAS= S24 E27 N24 W27$ E27 N12E12 FOP= S4 E10 N4 W10$ E22 S12 BAS= S24 E27 N24 W27$ E27N13 BAS= E3 S37 E27 N72 W27 S29 W3 S6$ N35$ PTR= N15 BAS= W52 N27 E52 PTR= E10 BAS= E40 PTR= E10 BAS= E40 S16 W40 N16 $ W10 $ S14 W40 N14 $ W10 $ S27 $ S15 $.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0260	PAVEMENT-A	0	0	0	0	164,300.00	UT	0.63	0.63	50	0	0	3	50	51,755	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	13,865.00	13,865.00	50	0	0	3	50	6,933	
4	0041	BARN,MACH	0	0	16	200	3,200.00	UT	7.00	7.00	50	0	0	3	50	11,200	
5	0041	BARN,MACH	0	0	50	80	3,200.00	UT	7.00	7.00	50	0	0	3	50	11,200	
6	0041	BARN,MACH	0	0	20	119	2,380.00	UT	7.00	7.00	50	0	0	3	50	8,330	
7	0030	BARN,MT	0	0	27	48	1,296.00	UT	10.00	10.00	50	0	0	3	50	6,480	

LAND DESCRIPTION

TOTAL OB/XF 96,098

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	4200	C	HEAVY MFG	0		I	0.00	0.00	10.12	AC		1.00	1.00	1.00	14,000.00	14,000.00	141,680							

REVIEW DATE 03/17/2026 BY JB Total Acres: 10.12 Total Land Value: 141,680 Market: 0 Agricultural: 0 Common: 141,680 PRINTED 11/16/2026 BY SYS

COMM SE COR OF NE1/4 OF SE1/4,
W 565.35 FT ALONG S LINE TO
C/L SR-100, RUN NW 472 FT, NE

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BUILDING CHARACTERISTICS

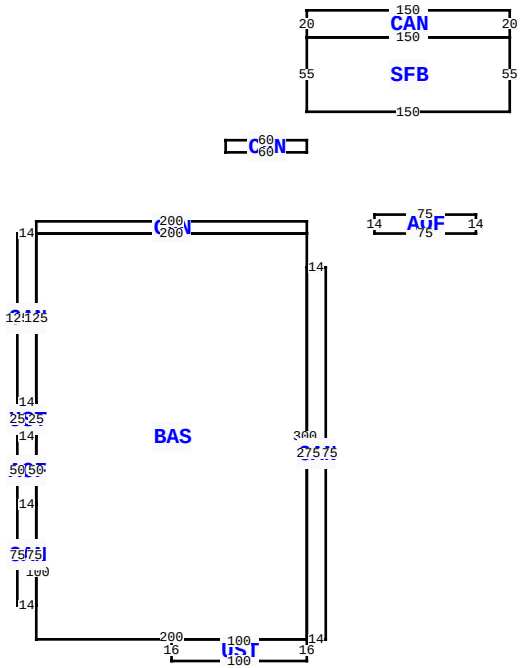
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		20 100
Frame	05	STEEL 100
Story Height		20 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	01	01 100
Quality	03	03
DOR CODE	4100	LIGHT MANUFACTURE
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	2417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	700	150		1,050	6,560
AOF	1,050	150		1,575	9,841
BAS	60,000	100		60,000	374,880
CAN	540	30		162	1,012
CAN	1,050	30		315	1,968
CAN	1,750	30		525	3,280
CAN	1,800	30		540	3,374
CAN	3,000	30		900	5,623
CAN	3,850	30		1,155	7,216
SFB	8,250	80		6,600	41,237
TOTALS	83,940			73,797	461,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8000	06	73,797	72.6545	31.24	2,305,418	1985	1985	0	35	0	50.00	20.00

2 MANUF LGHT 0% - 0 Heated Area: 70000 HX Base Yr



** This building has 12 Sub-Areas

1915 SE STATE ROAD 100 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	810,100
TOTAL JUST VALUE	810,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	810,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: HOMES OF MERIT INC						
GRANTEE: CHAMPION HOME BUILD						
0545/0533	8/01/1984	WD	Q	V		35,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W200CAN= W14 S125 E14 N125$S125 UST= W14 S25 E14 N25$ S25 AOF= W14 S50 E14 N50$ S50 CAN= W14 S75 E14 N75$ S100 E200 UST= S16 W100 N16 E100$ CAN= E14 N275 W14 S275$N300$ CAN= N9 W200S9 E200$ PTR=E50 AOF= N14 E75 S14 W75$W50$ PTR=N60 CAN= W60 N9 E60S9$ S60$ PTR=N90 SFB= E150 N55 W150 CAN= E150 N20 W150 S20$ S55 $ S90$.

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 03/17/2026 BY JB Total Acres: 10.12 Total Land Value: 141,680 Market: 0 Agricultural: 0 Common: 141,680 PRINTED 11/16/2026 BY SYS