PART OF LOT 34 ROLLING HILLS S/D
COMM NE COR OF SW1/4, RUN S 210
FT TO E R/W OLD WIRE RD FOR POB,

ONTIVEROS ALEJANDRO F JR
599 SE OCTOBER RD
LAKE CITY, FL 32025

**2027**

**02-6S-17-09553-004**

## BUILDING CHARACTERISTICS

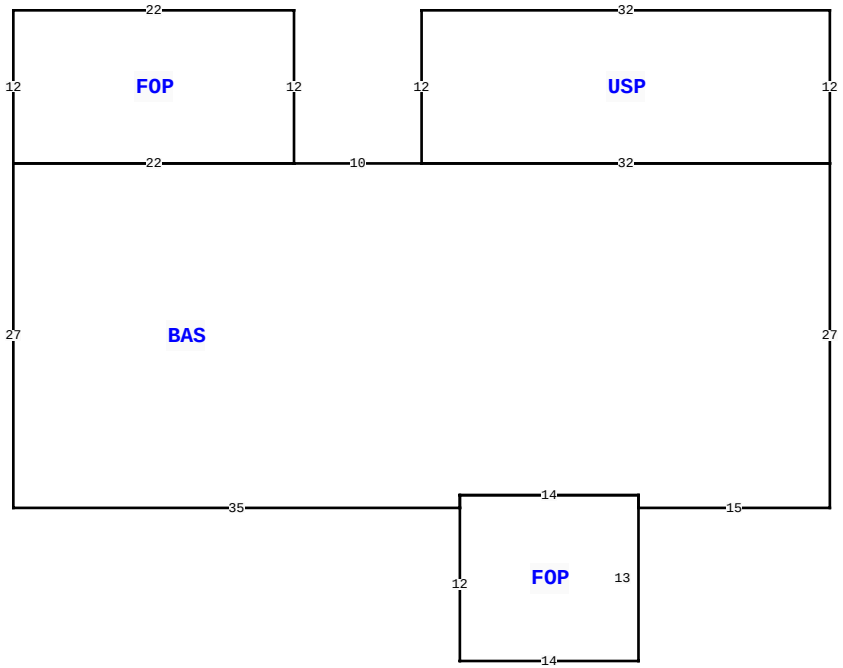
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 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 | 0202 | MOBILE HOME/M HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 2617.0200 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,714 | 100 | | 1,714 | 46,854 |
| FOP | 182 | 35 | | 64 | 1,750 |
| FOP | 264 | 35 | | 92 | 2,515 |
| USP | 384 | 35 | | 134 | 3,663 |
| TOTALS | 2,544 | | | 2,004 | 54,781 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,004 | 113.9000 | 68.34 | 136,953 | 1995 | 1995 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 100% - 2002 Heated Area: 1714 HX Base Yr 2002




599 SE OCTOBER RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 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 | 0070 | CARPORT UF | 0 | 100 | 10 | 18 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 350 | |
| 2 | 0297 | SHED CONCR | 0 | 100 | 12 | 16 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |
| 3 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 1993 | 1993 | 3 | 100 | 1,200 | |
| 5 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 6 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 100 | |
| 7 | 9947 | Septic | 0 | 0 | 0 | 0 | 2.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 6,000 | |
| 8 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 600 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 — 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 65,461 |
| TOTAL MARKET OB/XF VALUE | 23,050 |
| TOTAL LAND VALUE - MARKET | 71,890 |
| TOTAL MARKET VALUE | 160,401 |
| SOH/AGL Deduction | 75,321 |
| ASSESSED VALUE | 85,080 |
| TOTAL EXEMPTION VALUE | HX HB 43,101 |
| BASE TAXABLE VALUE | 41,979 |
| TOTAL JUST VALUE | 160,401 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 160,401 |

SALE:3:1: INCLUDED DW MH. ORB 658-448.

XFOB:2:1: MONARCH MH

SALE:2:1: 10.10 ACRES WITH DOUBLE WIDE M H

SALE:1:1: PLAYING W/ MONEY

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 37125 | M H | 325 | 09/07/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0931/2745 | 7/27/2001 | WD | Q | I | | 76,500 |
| GRANTOR: CODY COLLINS | | | | | | |
| GRANTEE: ALEJANDRO F ONTIVER | | | | | | |
| 0812/0589 | 9/28/1995 | WD | U | I | 09 | 20,000 |
| GRANTOR: SALVATORE & HELEN MAS | | | | | | |
| GRANTEE: CODY DEE COLLINS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W10 FOP= N12 W22 S12 E22$ W22 S27 E35 FOP= S12 E14N13 W14 S1$ N1 E14 S1 E15 N27 USP= N12 W32 S12 E32$ W32$.

## LAND DESCRIPTION

TOTAL OB/XF 23,050

| 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 | 100 | | A-1 | 0.00 | 0.00 | 5.53 | AC | | 1.00 | 1.00 | 1.00 | 13,000.00 | 13,000.00 | 71,890 | | | | | | | |

REVIEW DATE 10/05/2018 BY DF Total Acres: 5.53 Total Land Value: 71,890 Market: 0 Agricultural: 0 Common: 71,890 PRINTED 11/17/2026 BY SYS

PART OF LOT 34 ROLLING HILLS S/D
COMM NE COR OF SW1/4, RUN S 210
FT TO E R/W OLD WIRE RD FOR POB,

ONTIVEROS ALEJANDRO F JR
599 SE OCTOBER RD
LAKE CITY, FL 32025

**2027**

**02-6S-17-09553-004**

## BUILDING CHARACTERISTICS

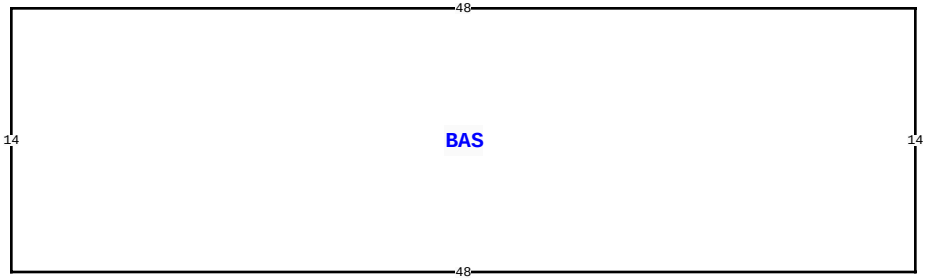
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 02 | 02 |
| DOR CODE | 0202 | MOBILE HOME/M HOME |
| MAP NUM | | MKT AREA 02 |
| NEIGHBORHOOD/LOC | 2617.0200 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 672 | 100 | | 672 | 10,680 |
| TOTALS | 672 | | | 672 | 10,680 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 672 | 66.2150 | 39.73 | 26,699 | 1985 | 1985 | 0 | 0 | 0 | 60.00 | 40.00 |

4 MOBILE HME 0% - 2002 Heated Area: 672 HX Base Yr 2002




599 SE OCTOBER RD, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/06/2026 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

VALUATION SUMMARY

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| TOTAL JUST VALUE | | 160,401 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 160,401 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

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| GRANTEE: ALEJANDRO F ONTIVER | | | | | | |
| 0812/0589 | 9/28/1995 | WD | U | I | 09 | 20,000 |
| GRANTOR: SALVATORE & HELEN MAS | | | | | | |
| GRANTEE: CODY DEE COLLINS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W48 S14 E48 N14$.

## 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 10/05/2018 BY DF Total Acres: 5.53 Total Land Value: 71,890 Market: 0 Agricultural: 0 Common: 71,890 PRINTED 11/17/2026 BY SYS