

LOTS 8, 9 & 10 OF REPLAT OF LOT
HILLS S/D UNREC.
COMM NE COR OF SE1/4 OF NW1/4, R

TRUCK STOP 75 LLC
4302 W BROWARD BLVD, SUITE 500
PLANTATION, FL 33317

2026

02-6S-17-09553-108

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	02	WINDOW	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2617.0200 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	684	100	
TOTALS	684		15,647

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0800	02	684	95.3100	57.19	39,118	1972	1972	0	0	60.00	40.00			
3 MOBILE HME 0% - 0 Heated Area: 684 HX Base Yr														
194 SE AUGUST GLN, LAKE CITY														
				BLD DATE					LGL DATE	05/06/2026 MLU				
				XF DATE					LAND DATE					
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				15,647		
TOTAL MARKET OB/XF VALUE				15,100		
TOTAL LAND VALUE - MARKET				42,000		
TOTAL MARKET VALUE				72,747		
SOH/AGL Deduction				5,975		
ASSESSED VALUE				66,772		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				66,772		
TOTAL JUST VALUE				72,747		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				72,747		
BLDG:3:1: LOT 10 MALIBU						
BLDG:2:1: LOT 9						
BLDG:1:1: LOT 8 OAK RIDGE MH						
SALE:1:1: 3 AC						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
10281	PUMP/UTPOL	30	10/04/1995			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1372/0231	10/31/2018	WD	Q	I	05	200,000
GRANTOR: EUVARGAIN AMPARO						
GRANTEE: TRUCK STOP 75, LLC						
1365/1651	7/26/2018	WD	U	I	12	27,000
GRANTOR: TONY DELUCA						
GRANTEE: EUVARGAIN AMPARO						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W57 S12 E57 N12\$.						

EXTRA FEATURES														TOTAL OB/XF		15,100	
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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
2	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION														TOTAL OB/XF											15,100	
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	0102	C	SFR/MH	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	42,000									