

N 199.39 FT OF S 847.56 FT OF E
SW1/4 OF NW1/4, EX RD R/W. (AKA
KNOWN AS #51).

ROSE CREEK RENTALS LLC
333 SW LITTLE RD
LAKE CITY, FL 32024

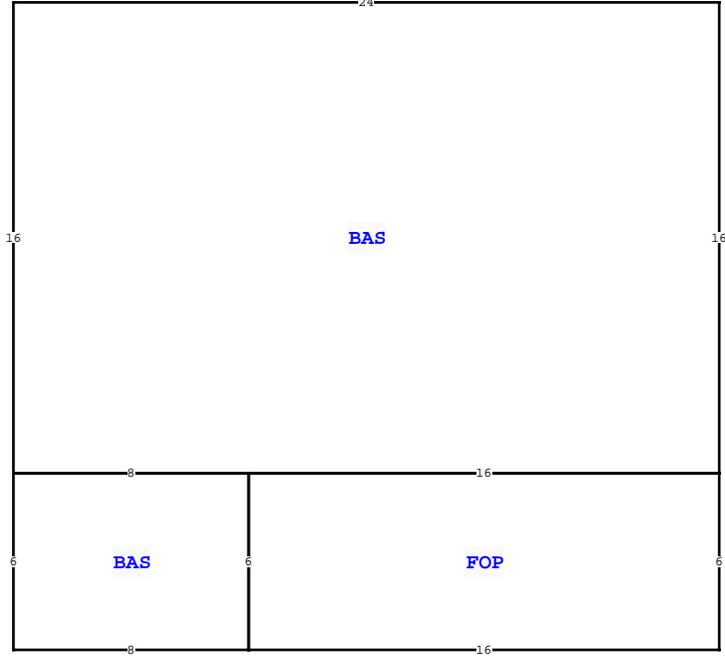
2026

04-4S-16-02772-002



| BUILDING CHARACTERISTICS | | | | | |
|--------------------------|------------------------|-------------|------|--------------|----------------------|
| ELEMENT | CD | | | | |
| Exterior Wall | 05 AVERAGE 100 | | | | |
| Roof Structur | 03 GABLE/HIP 100 | | | | |
| Roof Cover | 03 COMP SHNGL 100 | | | | |
| Interior Wall | 05 DRYWALL 100 | | | | |
| Interior Floor | 14 CARPET 90 | | | | |
| Interior Floor | 06 VINYL ASB 10 | | | | |
| Air Condition | 02 WINDOW 100 | | | | |
| Heating Type | 02 CONVECTION 100 | | | | |
| Bedrooms | 1 100 | | | | |
| Bathrooms | 1 100 | | | | |
| Frame | 01 NONE 100 | | | | |
| Stories | 1. 1. 100 | | | | |
| Architectual Units | 05 CONV 100 0 100 | | | | |
| Condition Adj | 03 03 100 | | | | |
| Kitchen Adjus | 01 01 100 | | | | |
| Quality | 05 05 | | | | |
| DOR CODE | 0102 SFRES/MOBILE HOME | | | | |
| MAP NUM | MKT AREA 06 | | | | |
| NEIGHBORHOOD/LOC | 4416.00 1.00/ | | | | |
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
| BAS | 48 | 100 | | 48 | 3,864 |
| BAS | 384 | 100 | | 384 | 30,915 |
| FOP | 96 | 30 | | 29 | 2,335 |
| TOTALS | 528 | | | 461 | 37,114 |

| MARKET ADJUSTMENTS | | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|-----------------------------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | | |
| 1 | SINGLE FAM | 0% - 0 | | 123.86 | 57,099 | 1977 | 1977 | 0 | 0 | 35.00 | 65.00 | Heated Area: 432 HX Base Yr | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 2 | 2 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 54,015 |
| TOTAL MARKET OB/XF VALUE | | | 8,050 |
| TOTAL LAND VALUE - MARKET | | | 12,480 |
| TOTAL MARKET VALUE | | | 74,545 |
| SOH/AGL Deduction | | | 0 |
| ASSESSED VALUE | | | 74,545 |
| TOTAL EXEMPTION VALUE | | | 0 |
| BASE TAXABLE VALUE | | | 74,545 |
| TOTAL JUST VALUE | | | 74,545 |
| NCON VALUE | | | 0 |
| INCOME VALUE | | | |
| PREVIOUS YEAR MKT VALUE | | | 73,090 |

SALE: 3:2: TITLE#: 5068486# R628865
SALE: 3:1: DEED INCL 1972 SW-MH GREEN; ID#: 627
XFOB: 2:1: GREEN VILLA M H

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|------------|-------------|-----|--------|
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| SALES DATA | | | | | | |
|--------------------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1382/2641 | 4/18/2019 | WD Q | Q | I | 01 | 49,000 |
| GRANTOR: FERELL DAWN LAYTON-MA | | | | | | |
| GRANTEE: ROSE CREEK RENTALS | | | | | | |
| 1382/2639 | 4/18/2019 | WD U | U | I | 11 | 0 |
| GRANTOR: JADA DAWN WAINWRIGHT | | | | | | |
| GRANTEE: FERELL DAWN BLAYTON | | | | | | |

| 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 | 0210 | GARAGE U | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 800 | |
| 2 | 0296 | SHED METAL | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 50 | |
| 3 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |
| 4 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 100 | |
| 5 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 100 | |
| | | | | | | | | | | | | | | TOTAL OB/XF | | 8,050 | |

| 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 | 0 | | *RSFMH | 0.00 | 0.00 | 0.70 | AC | | 1.00 | 1.00 | 1.20 | 13,000.00 | 15,600.00 | 10,920 | | | | | | | |
| 2 | 0100 | C | SFR | 0 | | 00 | 0.00 | 0.00 | 0.10 | AC | | 1.00 | 1.00 | 1.20 | 13,000.00 | 15,600.00 | 1,560 | | | | | | | |

