

COMM INTERS OF N R/W CR-252 & W
 NW1/4, NE ALONG R/W 595.79 FT FO
 634.46 FT, E 150 FT, N 365 FT, E

TROPICAL MILE LLC
 4865 SW PINEMOUNT RD
 LAKE CITY, FL 32024

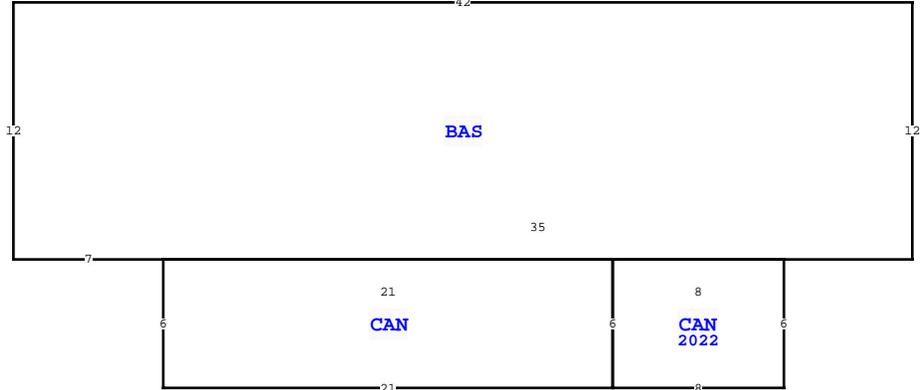
2026

04-4S-16-02772-027



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
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 06
NEIGHBORHOOD/LOC	4416.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	504	100
CAN	126	30
CAN	48	30
TOTALS	678	556

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0201	02	556	94.0000	88.36	49,128	1988	1988	0	0	45.00	55.00
1 MANUF 1 0% - 2023 Heated Area: 504 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			118,820
TOTAL MARKET OB/XF VALUE			21,440
TOTAL LAND VALUE - MARKET			89,700
TOTAL MARKET VALUE			229,960
SOH/AGL Deduction			0
ASSESSED VALUE			229,960
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			229,960
TOTAL JUST VALUE			229,960
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			236,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25672	M H	431	03/28/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1460/954	2/08/2022	WD	Q	I	01	350,000
GRANTOR: OLIN JAMES R						
GRANTEE: TROPICAL MILE LLC						
1159/2630	10/07/2008	WD	Q	V	01	100
GRANTOR: MUCHO MULCH INC						
GRANTEE: CONFIDENTIAL						

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	0031	BARN,MT AE	0	0	22	18	UT	15.00	15.00	100	2008	2008	3	100	5,940	
2	0296	SHED METAL	0	0	0	0	UT	0.00	0.00	100	2017	2017	3	100	1,500	
3	9945	Well/Sept	0	0	0	0	UT	7,000.00	7,000.00	100			3	100	14,000	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W42 S12 E7 E35 N12 \$	
CAN=[ORIG=-35,12] S6 E21 N6 W21 \$	
CAN=[YR=2022;ORIG=-14,12] E8 S6 W8 N6 \$	

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		00	0.00	0.00	2.99	AC		1.00	1.00	1.00	15,000.00	15,000.00	44,850							
2	0200	C	MBL HM	0			0.00	0.00	2.99	AC		1.00	1.00	1.00	15,000.00	15,000.00	44,850							

