COMM SW COR OF NW1/4, E 896.29 F
PINEVIEW CR, N 530.04 FT, W 146.
FT FOR POB, W 146.67 FT, N 258.4

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

2027

04-4S-16-02772-030

BUILDING CHARACTERISTICS

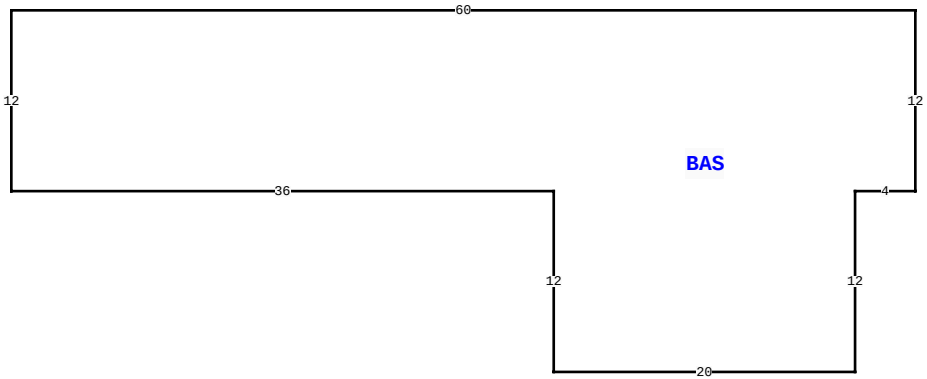
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	23,708
TOTALS	960			960	23,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	102.9000	61.74	59,270	1974	1990	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 960 HX Base Yr



265 SW LUCKY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 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	0296	SHED METAL	0	0	12	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	50	
2	0294	SHED WOOD/	0	0	12	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
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	2014	2014	3	100	100	
5	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
8	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	60,036
TOTAL MARKET OB/XF VALUE	15,050
TOTAL LAND VALUE - MARKET	14,706
TOTAL MARKET VALUE	89,792
SOH/AGL Deduction	3,552
ASSESSED VALUE	86,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,240
TOTAL JUST VALUE	89,792
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,792

XFOB:3:1: LAMPLIGHTER MH (POOR COND-WORTH APPROX $
XFOB:2:1: GUERDON MH (POOR COND-WORTH APPROX $900)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049686	Electrical Servic	0	04/24/2024
16506	M H	125	01/18/2000
8369	RECONNECT	50	05/11/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1425/156	9/30/2019	WD	U	I	11	0
GRANTOR: JONES REBECCA						
GRANTEE: ROSE CREEK RENTALS						
1395/1228	9/30/2019	WD	Q	I	01	90,700
GRANTOR: REBECCA JONES TRUSTEE						
GRANTEE: ROSE CREEK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E36 S12 E20 N12 E4 N12$.

LAND DESCRIPTION

TOTAL OB/XF 15,050

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	0102	C	SFR/MH	0		00	0.00	0.00	0.86	AC		1.00	1.00	1.14	15,000.00	17,100.00	14,706							

REVIEW DATE 12/02/2024 BY SYS Total Acres: 0.86 Total Land Value: 14,706 Market: 0 Agricultural: 0 Common: 14,706 PRINTED 11/17/2026 BY SYS

COMM SW COR OF NW1/4, E 896.29 F
PINEVIEW CR, N 530.04 FT, W 146.
FT FOR POB, W 146.67 FT, N 258.4

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333 SW LITTLE RD
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BUILDING CHARACTERISTICS

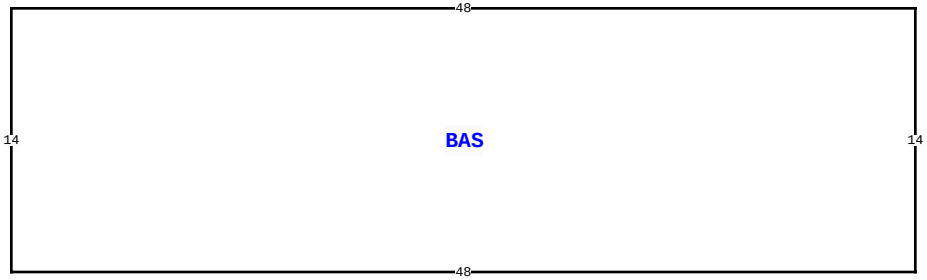
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	15,144
TOTALS	672			672	15,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	93.9000	56.34	37,860	1973	1973	0	0	0	60.00	40.00

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



265 SW LUCKY DR, LAKE CITY

BLD DATE		LGL DATE	04/19/2022 MLU
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 3 2

VALUATION SUMMARY

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ASSESSED VALUE	86,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,240
TOTAL JUST VALUE	89,792
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/156	9/30/2019	WD	U	I	11	0
GRANTOR: JONES REBECCA						
GRANTEE: ROSE CREEK RENTALS						
1395/1228	9/30/2019	WD	Q	I	01	90,700
GRANTOR: REBECCA JONES TRUSTEE						
GRANTEE: ROSE CREEK LLC						

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 12/02/2024 BY SYS Total Acres: 0.86 Total Land Value: 14,706 Market: 0 Agricultural: 0 Common: 14,706 PRINTED 11/17/2026 BY SYS

COMM SW COR OF NW1/4, E 896.29 F
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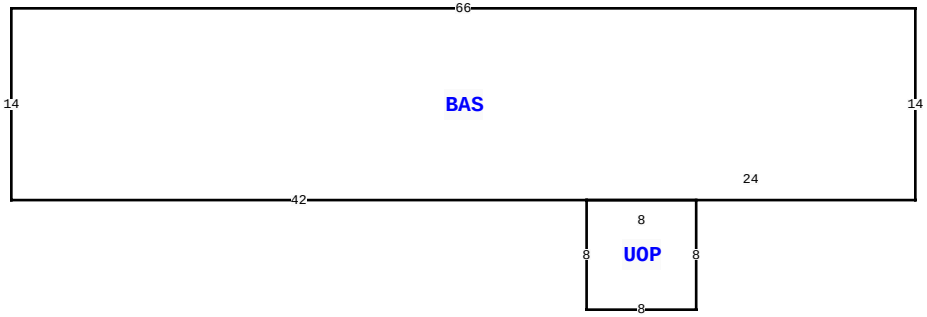
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Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	20,823
UOP	64	25		16	360
TOTALS	988			940	21,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	940	93.9000	56.34	52,960	1978	1978	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr



265 SW LUCKY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 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

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1395/1228	9/30/2019	WD	Q	I	01	90,700
GRANTOR: REBECCA JONES TRUSTEE						
GRANTEE: ROSE CREEK LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E42 UOP= S8 E8 N8 W8$ E24 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

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