

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

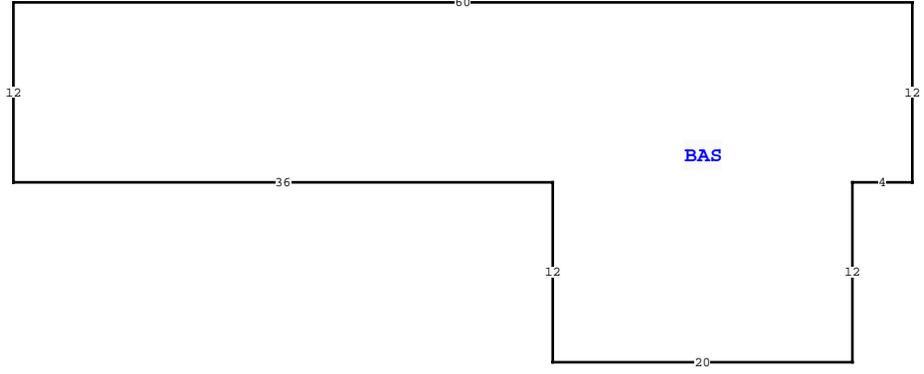
2026

04-4S-16-02772-030



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floor	14	CARPET 90	
Interior Floor	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	
Architectural	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
BAS	960	100	
TOTALS	960		23,708

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	MOBILE HME	0%	0									
				Heated Area: 960			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 3	2
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		11,392	
ASSESSED VALUE		78,400	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		78,400	
TOTAL JUST VALUE		89,792	
NCON VALUE		0	
INCOME VALUE		0	
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						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/19/2022	MLU

**BUILDING NOTES**

BUILDING DIMENSIONS	
BAS= W60 S12 E36 S12 E20 N12 E4 N12\$.	

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
1	0296	SHED METAL	0	0	12	20	1.00	UT	0.00	100	1993	1993
2	0294	SHED WOOD/	0	0	12	20	1.00	UT	0.00	100	1993	1993
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	100		
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	100	2014	2014
5	9947	Septic	0	0	0	0	2.00	UT	3,000.00	100		
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	100	2017	2017
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	100	2017	2017
8	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	100	2017	2017

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	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								



