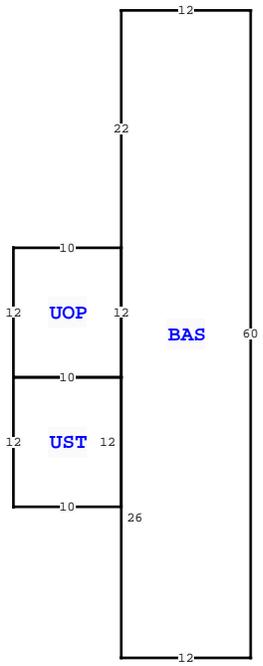




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	04	PLYWOOD 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	03	FORCED AIR 100	
Bedrooms		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	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	
UOP	120	25	
UST	120	45	
TOTALS	960		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	804	103.9000	62.34	50,121	1973	1973	0	0	60.00	40.00
1 MOBILE HME 0% - 2025 Heated Area: 720 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 8	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		189,974	
TOTAL MARKET OB/XF VALUE		35,000	
TOTAL LAND VALUE - MARKET		24,600	
TOTAL MARKET VALUE		249,574	
SOH/AGL Deduction		0	
ASSESSED VALUE		249,574	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		249,574	
TOTAL JUST VALUE		249,574	
NCON VALUE		74,325	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		190,455	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054809	Electrical Servic		01/13/2026
000054811	Electrical Servic		01/13/2026
000054812	Electrical Servic		01/13/2026
000054813	Electrical Servic		01/13/2026
000054814	Electrical Servic		01/13/2026
000054817	Electrical Servic		01/13/2026

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1656	10/04/2024	WD	U	I	37	450,000
GRANTOR: ARMANIA AGENCY, LLC						
GRANTEE: QUINTESSA LAKE CITY						
1519/164	7/08/2024	WD	U	I	11	100
GRANTOR: JOHNSON NEIL R						
GRANTEE: ARMANIA AGENCY LLC						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0259	MHP HOOKUP	0	0	0	8.00	UT	4,300.00	4,300.00	100	0
2	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2017
3	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2017
4	0261	PRCH, UOP	0	0	0	1.00	UT	0.00	0.00	100	2017

TOTAL OB/XF												35,000			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0210	C	TRLR PARK	0		00	0.00	0.00	1.64	AC	1.00				

BUILDING NOTES											

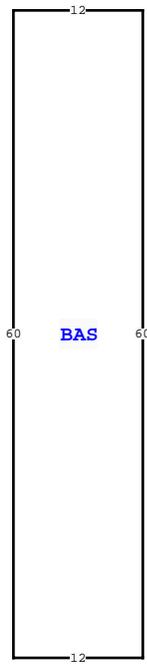
BUILDING DIMENSIONS											
BAS= W12 S22 UOP= W10 S12 E10 N12\$ S12 UST= W10 S12 E10N12\$ S26 E12 N60\$.											

LAND DESCRIPTION												TOTAL OB/XF				35,000			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	0210	C	TRLR PARK	0		00	0.00	0.00	1.64	AC	1.00								



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 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	03	CENTRAL 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	
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	
TOTALS	720		17,954

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	720	103.9000	62.34	44,885	1973	1973	0	0	60.00	40.00
2 MOBILE HME		0% - 2025	Heated Area: 720		HX Base Yr						



COLUMBIA COUNTY PROPERTY		PAGE 2 of 8	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			189,974
TOTAL MARKET OB/XF VALUE			35,000
TOTAL LAND VALUE - MARKET			24,600
TOTAL MARKET VALUE			249,574
SOH/AGL Deduction			0
ASSESSED VALUE			249,574
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			249,574
TOTAL JUST VALUE			249,574
NCON VALUE			74,325
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			190,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054818	Electrical Servic		01/13/2026
000054819	Electrical Servic		01/13/2026
000053932	Mobile Home		08/28/2025
000053902	Right-of-Way Acce		08/25/2025
9375	M H	125	02/22/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1525/1656	10/04/2024	WD	U	I	37	450,000
GRANTOR: ARMANIA AGENCY, LLC						
GRANTEE: QUINTESSA LAKE CITY						
1519/164	7/08/2024	WD	U	I	11	100
GRANTOR: JOHNSON NEIL R						
GRANTEE: ARMANIA AGENCY LLC						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF												0	
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			04/19/2022			MLU							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W12 S60 E12 N60\$.											

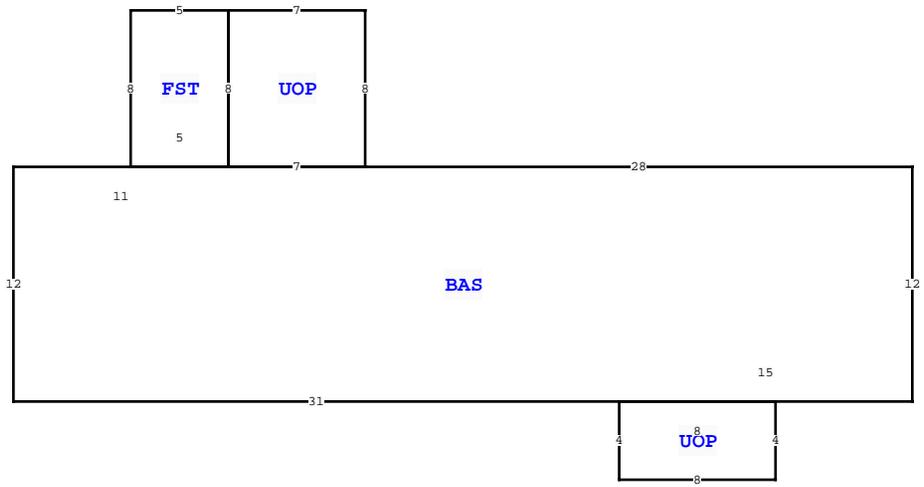
LAND DESCRIPTION												TOTAL OB/XF												0	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	





BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	26 ALM SIDING 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	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	1 100				
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	2802MH PARK				
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	552	100		552	13,765
FST	40	55		22	548
UOP	32	25		8	200
UOP	56	25		14	349
TOTALS	680			596	14,862

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	596	103.9000	62.34	37,155	1971	1971	0	0	60.00	40.00
6 MOBILE HME 0% - 2025 Heated Area: 552 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 5 of 8	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			189,974
TOTAL MARKET OB/XF VALUE			35,000
TOTAL LAND VALUE - MARKET			24,600
TOTAL MARKET VALUE			249,574
SOH/AGL Deduction			0
ASSESSED VALUE			249,574
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			249,574
TOTAL JUST VALUE			249,574
NCON VALUE			74,325
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			190,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1525/1656	10/04/2024	WD	U	I	37	450,000
GRANTOR: ARMANIA AGENCY, LLC						
GRANTEE: QUINTESSA LAKE CITY						
1519/164	7/08/2024	WD	U	I	11	100
GRANTOR: JOHNSON NEIL R						
GRANTEE: ARMANIA AGENCY LLC						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W28 UOP= N8 W7 S8 E7\$ W7 FST= N8 W5 S8 E5\$ W11 S12 E31 UOP= S4 E8 N4 W8\$ E15 N12\$.	

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV





