COMM NW COR OF E 446.41 FT OF W
OF SE1/4 OF NW1/4 AS LIES N OF C
LINE 313.10 FT FOR POB, E 223.96

SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

2027

04-4S-16-02772-058

BUILDING CHARACTERISTICS

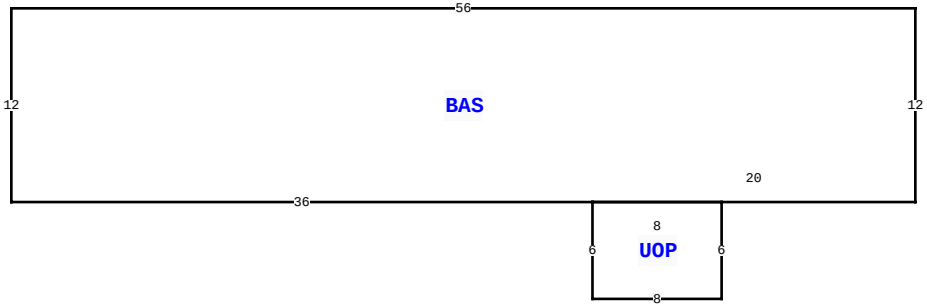
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH 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	672	100		672	17,241
UOP	48	25		12	308
TOTALS	720			684	17,549

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	684	106.9000	64.14	43,872	1968	1968	0	0	0	60.00	40.00

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



119 SW JOYFUL LOOP, LAKE CITY

BLD DATE		LGL DATE	
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
1	0259	MHP HOOKUP	0	0	0	0	13.00	UT	4,300.00	4,300.00	100	0	0	3	100	55,900	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 13 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,101
TOTAL MARKET OB/XF VALUE	55,900
TOTAL LAND VALUE - MARKET	36,720
TOTAL MARKET VALUE	319,721
SOH/AGL Deduction	0
ASSESSED VALUE	319,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,721
TOTAL JUST VALUE	319,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,721

XFOB:9:1: NOBILITY MH ID#N1245 ON DEED & RP'D

BLDG:9:1: LOT 9

BLDG:8:1: LOT 8

XFOB:8:1: STATE MH ID#G726512F2N2219 ON DEED & RP'

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052957	Mobile Home		06/25/2025
000052244	Right-of-Way Acce		02/04/2025
000051578	Electrical Servic	0	11/21/2024
000051580	Electrical Servic	0	11/21/2024
000050518	Electrical Servic	0	08/09/2024
000050519	Electrical Servic	0	08/09/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1156	11/28/2018	WD	Q	I	01	307,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E36 UOP= S6 E8 N6 W8$ E20 N12$.

LAND DESCRIPTION

TOTAL OB/XF 55,900

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	0210	C	TRLR PARK	0		00	0.00	0.00	2.16	AC		1.00	1.00	1.00	17,000.00	17,000.00	36,720							

REVIEW DATE 01/12/2026 BY mark Total Acres: 2.16 Total Land Value: 36,720 Market: 0 Agricultural: 0 Common: 36,720 PRINTED 11/17/2026 BY SYS

COMM NW COR OF E 446.41 FT OF W OF SE1/4 OF NW1/4 AS LIES N OF C LINE 313.10 FT FOR POB, E 223.96

SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

2027

04-4S-16-02772-058

BUILDING CHARACTERISTICS

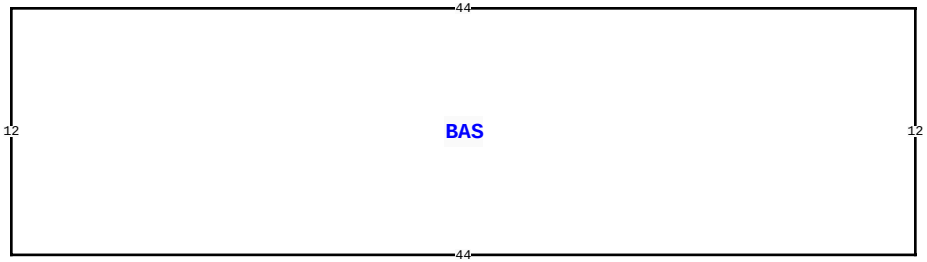
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH 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	528	100		528	13,166
TOTALS	528			528	13,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	528	103.9000	62.34	32,916	1969	1969	0	0	0	60.00	40.00

3 MOBILE HME 0% - 0 Heated Area: 528 HX Base Yr



119 SW JOYFUL LOOP, LAKE CITY

BLD DATE		LGL DATE	
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 13 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,101
TOTAL MARKET OB/XF VALUE	55,900
TOTAL LAND VALUE - MARKET	36,720
TOTAL MARKET VALUE	319,721
SOH/AGL Deduction	0
ASSESSED VALUE	319,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,721
TOTAL JUST VALUE	319,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,721

BLDG:7:1: LOT 7

XFOB:7:1: MANATEE MH ID#0699652530 ON DEED & RP'D

BLDG:6:1: LOT 6

XFOB:6:1: CHAMPION MH ID#0499642034 (ON DEED & RP'

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047092	Electrical Servic	0	05/01/2023
000047091	Electrical Servic	0	05/01/2023
000047080	Electrical Servic	0	04/28/2023
39342	PUMP/UTPOL	0	02/25/2020
39215	M H	0	01/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1156	11/28/2018	WD	Q	I	01	307,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S12 E44 N12$.

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 01/12/2026 BY mark Total Acres: 2.16 Total Land Value: 36,720 Market: 0 Agricultural: 0 Common: 36,720 PRINTED 11/17/2026 BY SYS

COMM NW COR OF E 446.41 FT OF W OF SE1/4 OF NW1/4 AS LIES N OF C LINE 313.10 FT FOR POB, E 223.96

SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

2027

04-4S-16-02772-058

BUILDING CHARACTERISTICS

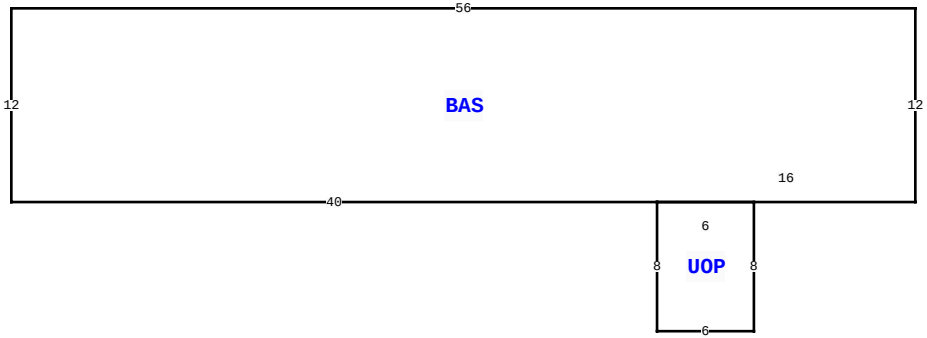
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH 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	672	100		672	16,918
UOP	48	25		12	302
TOTALS	720			684	17,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	684	104.9000	62.94	43,051	1968	1968	0	0	0	60.00	40.00

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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

119 SW JOYFUL LOOP, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 3 of 13 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,101
TOTAL MARKET OB/XF VALUE	55,900
TOTAL LAND VALUE - MARKET	36,720
TOTAL MARKET VALUE	319,721
SOH/AGL Deduction	0
ASSESSED VALUE	319,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,721
TOTAL JUST VALUE	319,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,721

SALE:5:1: SALE INCLUDED 13 MOBILE HOMES

BLDG:5:1: LOT 5

XFOB:5:1: BUDDY MH ID#6012BG3318 ON DEED & RP'D

XFOB:4:1: NEW MOON ID#710164 ON DEED & RP'D/LIVES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1156	11/28/2018	WD	Q	I	01	307,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E40 UOP= S8 E6 N8 W6$ E16 N12$.

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

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 01/12/2026 BY mark Total Acres: 2.16 Total Land Value: 36,720 Market: 0 Agricultural: 0 Common: 36,720 PRINTED 11/17/2026 BY SYS

COMM NW COR OF E 446.41 FT OF W
OF SE1/4 OF NW1/4 AS LIES N OF C
LINE 313.10 FT FOR POB, E 223.96

SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

2027

04-4S-16-02772-058

BUILDING CHARACTERISTICS

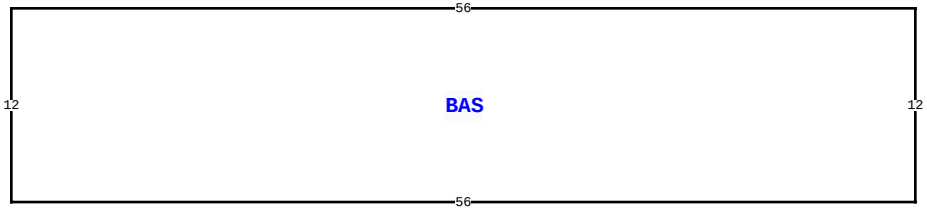
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH 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	672	100		672	16,918
TOTALS	672			672	16,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	104.9000	62.94	42,296	1969	1969	0	0	0	60.00	40.00

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



119 SW JOYFUL LOOP, LAKE CITY

BLD DATE		LGL DATE	
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 4 of 13 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,101
TOTAL MARKET OB/XF VALUE	55,900
TOTAL LAND VALUE - MARKET	36,720
TOTAL MARKET VALUE	319,721
SOH/AGL Deduction	0
ASSESSED VALUE	319,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,721
TOTAL JUST VALUE	319,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,721

SALE:4:1: MOBILE HOME PARK

BLDG:4:1: LOT 4

SALE:3:1: INCLUDED PP MOBILE HOME PARK

XFOB:3:1: ID#7711 PEACH MOBILE HOME ON DEED & RP'D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1156	11/28/2018	WD	Q	I	01	307,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

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 01/12/2026 BY mark Total Acres: 2.16 Total Land Value: 36,720 Market: 0 Agricultural: 0 Common: 36,720 PRINTED 11/17/2026 BY SYS

COMM NW COR OF E 446.41 FT OF W OF SE1/4 OF NW1/4 AS LIES N OF C LINE 313.10 FT FOR POB, E 223.96

SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

2027

04-4S-16-02772-058

BUILDING CHARACTERISTICS

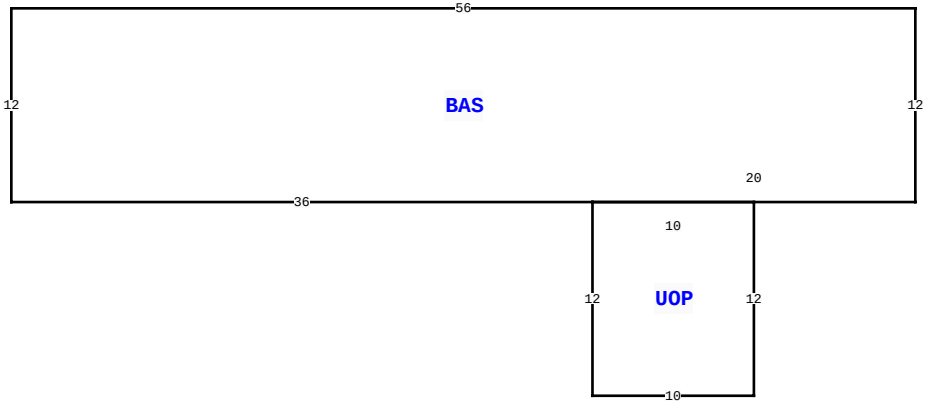
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
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Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH 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	672	100		672	16,918
UOP	120	25		30	755
TOTALS	792			702	17,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	702	104.9000	62.94	44,184	1969	1969	0	0	0	60.00	40.00

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



119 SW JOYFUL LOOP, LAKE CITY

BLD DATE		LGL DATE	
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 5 of 13 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,101
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TOTAL MARKET VALUE	319,721
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ASSESSED VALUE	319,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,721
TOTAL JUST VALUE	319,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,721

BLDG:3:1: LOT 3

SALE:2:1: 2 ACRES WITH 13 MOBILE HOMES

XFOB:2:1: ID#60GV354512 ON DEED PLYMOUTH MH (RP'

BLDG:2:1: LOT 2

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1156	11/28/2018	WD	Q	I	01	307,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E36 UOP= S12 E10 N12 W10$ E20 N12$.

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 01/12/2026 BY mark Total Acres: 2.16 Total Land Value: 36,720 Market: 0 Agricultural: 0 Common: 36,720 PRINTED 11/17/2026 BY SYS

COMM NW COR OF E 446.41 FT OF W
OF SE1/4 OF NW1/4 AS LIES N OF C
LINE 313.10 FT FOR POB, E 223.96

SHADY OAKS MHC, LLC
1619 SW 19TH ST
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2027

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BUILDING CHARACTERISTICS

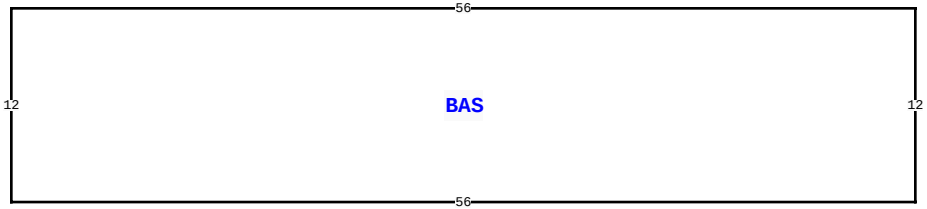
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Roof Cover	01	MINIMUM 100
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Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	16,918
TOTALS	672			672	16,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	104.9000	62.94	42,296	1972	1972	0	0	0	60.00	40.00

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



119 SW JOYFUL LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 6 of 13 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,101
TOTAL MARKET OB/XF VALUE	55,900
TOTAL LAND VALUE - MARKET	36,720
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ASSESSED VALUE	319,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,721
TOTAL JUST VALUE	319,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,721

LAND:2:1: 6 SEPTICS AE/N:1 PULLED OUT FOR HX (7 TO
XFOB:14:1: CONCORD MH ID#0781 (ON DEED & RP'D)
BLDG:13:1: LOT 13
XFOB:13:1: VAND MH ID#4KCS6012C2N7507

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1156	11/28/2018	WD	Q	I	01	307,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

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

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 01/12/2026 BY mark Total Acres: 2.16 Total Land Value: 36,720 Market: 0 Agricultural: 0 Common: 36,720 PRINTED 11/17/2026 BY SYS

COMM NW COR OF E 446.41 FT OF W OF SE1/4 OF NW1/4 AS LIES N OF C LINE 313.10 FT FOR POB, E 223.96

SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

2027

04-4S-16-02772-058

BUILDING CHARACTERISTICS

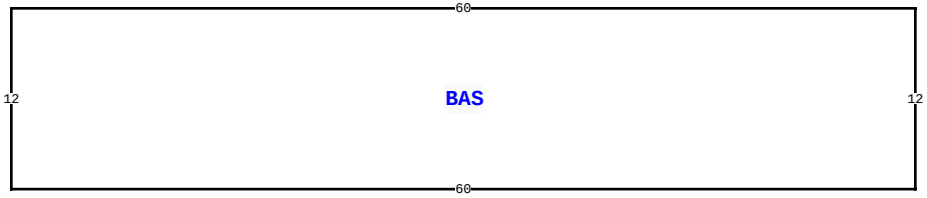
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH 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	720	100		720	18,472
TOTALS	720			720	18,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	720	106.9000	64.14	46,181	1969	1969	0	0	0	60.00	40.00

8 MOBILE HME 0% - 0 Heated Area: 720 HX Base Yr



119 SW JOYFUL LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 7 of 13 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,101
TOTAL MARKET OB/XF VALUE	55,900
TOTAL LAND VALUE - MARKET	36,720
TOTAL MARKET VALUE	319,721
SOH/AGL Deduction	0
ASSESSED VALUE	319,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,721
TOTAL JUST VALUE	319,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,721

BLDG:12:1: LOT 12

XFOB:12:1: PARKWOOD MH ID#6012M9012 ON DEED & RP'D

BLDG:11:1: LOT 11

XFOB:11:1: GRENADIER MH ID#G6554 (ON DEED & RP'D)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1156	11/28/2018	WD	Q	I	01	307,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E60 N12$.

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

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 01/12/2026 BY mark Total Acres: 2.16 Total Land Value: 36,720 Market: 0 Agricultural: 0 Common: 36,720 PRINTED 11/17/2026 BY SYS

COMM NW COR OF E 446.41 FT OF W
OF SE1/4 OF NW1/4 AS LIES N OF C
LINE 313.10 FT FOR POB, E 223.96

SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

2027

04-4S-16-02772-058

BUILDING CHARACTERISTICS

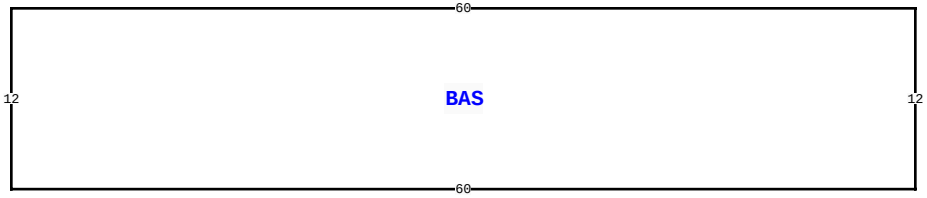
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH 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	720	100		720	18,472
TOTALS	720			720	18,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	720	106.9000	64.14	46,181	1968	1968	0	0	0	60.00	40.00

9 MOBILE HME 0% - 0 Heated Area: 720 HX Base Yr



119 SW JOYFUL LOOP, LAKE CITY

BLD DATE		LGL DATE	
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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,101
TOTAL MARKET OB/XF VALUE	55,900
TOTAL LAND VALUE - MARKET	36,720
TOTAL MARKET VALUE	319,721
SOH/AGL Deduction	0
ASSESSED VALUE	319,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,721
TOTAL JUST VALUE	319,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,721

BLDG:10:1: LOT 10

XFOB:10:1: NEW MOON MH ID#60419437 (ON DEED & RP'D

SALE:1:1: INCLUDED 13 MOBILE HOMES CHUCK IS CHECK

BLDG:1:1: LOT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1156	11/28/2018	WD	Q	I	01	307,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E60 N12$.

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 01/12/2026 BY mark Total Acres: 2.16 Total Land Value: 36,720 Market: 0 Agricultural: 0 Common: 36,720 PRINTED 11/17/2026 BY SYS

COMM NW COR OF E 446.41 FT OF W
OF SE1/4 OF NW1/4 AS LIES N OF C
LINE 313.10 FT FOR POB, E 223.96

SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

2027

04-4S-16-02772-058

BUILDING CHARACTERISTICS

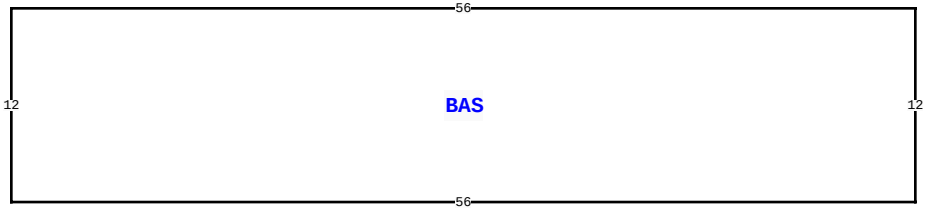
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH 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	672	100		672	17,241
TOTALS	672			672	17,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	106.9000	64.14	43,102	1972	1972	0	0	0	60.00	40.00

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



119 SW JOYFUL LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,101
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TOTAL LAND VALUE - MARKET	36,720
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ASSESSED VALUE	319,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,721
TOTAL JUST VALUE	319,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1156	11/28/2018	WD	Q	I	01	307,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

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

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 01/12/2026 BY mark Total Acres: 2.16 Total Land Value: 36,720 Market: 0 Agricultural: 0 Common: 36,720 PRINTED 11/17/2026 BY SYS

COMM NW COR OF E 446.41 FT OF W OF SE1/4 OF NW1/4 AS LIES N OF C LINE 313.10 FT FOR POB, E 223.96

SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

2027

04-4S-16-02772-058

BUILDING CHARACTERISTICS

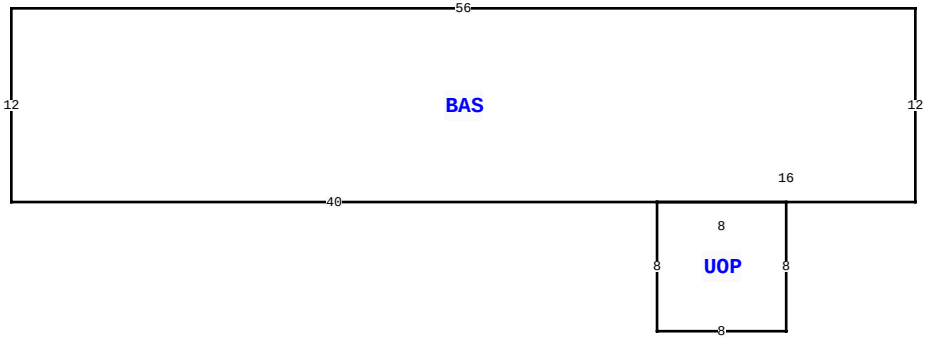
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH 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	672	100		672	17,241
UOP	64	25		16	410
TOTALS	736			688	17,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	688	106.9000	64.14	44,128	1972	1972	0	0	0	60.00	40.00

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



119 SW JOYFUL LOOP, LAKE CITY

BLD DATE		LGL DATE	
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 10 of 13 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,101
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ASSESSED VALUE	319,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,721
TOTAL JUST VALUE	319,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1156	11/28/2018	WD	Q	I	01	307,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E40 UOP= S8 E8 N8 W8$ E16 N12$.

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 01/12/2026 BY mark Total Acres: 2.16 Total Land Value: 36,720 Market: 0 Agricultural: 0 Common: 36,720 PRINTED 11/17/2026 BY SYS

COMM NW COR OF E 446.41 FT OF W OF SE1/4 OF NW1/4 AS LIES N OF C LINE 313.10 FT FOR POB, E 223.96

SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

2027

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BUILDING CHARACTERISTICS

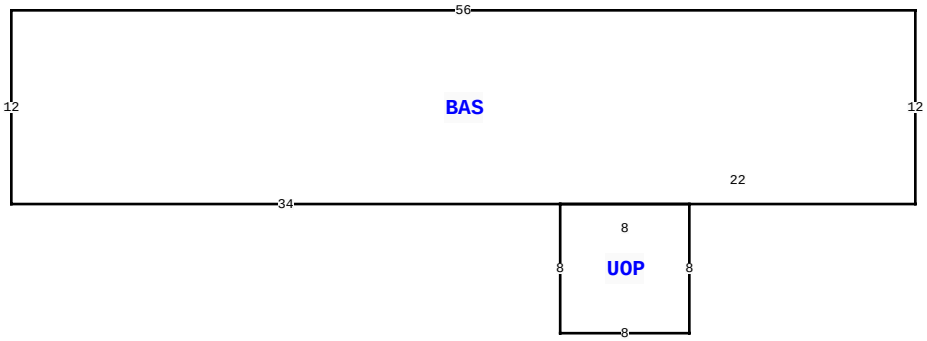
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Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
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	2802	MH 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	672	100		672	17,241
UOP	64	25		16	410
TOTALS	736			688	17,651

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	688	106.9000	64.14	44,128	1971	1971	0	0	0	60.00	40.00

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



119 SW JOYFUL LOOP, LAKE CITY

BLD DATE		LGL DATE	
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 11 of 13 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,101
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,721
TOTAL JUST VALUE	319,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E34 UOP= S8 E8 N8 W8$ E22 N12$.

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 01/12/2026 BY mark Total Acres: 2.16 Total Land Value: 36,720 Market: 0 Agricultural: 0 Common: 36,720 PRINTED 11/17/2026 BY SYS

COMM NW COR OF E 446.41 FT OF W OF SE1/4 OF NW1/4 AS LIES N OF C LINE 313.10 FT FOR POB, E 223.96

SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

2027

04-4S-16-02772-058

BUILDING CHARACTERISTICS

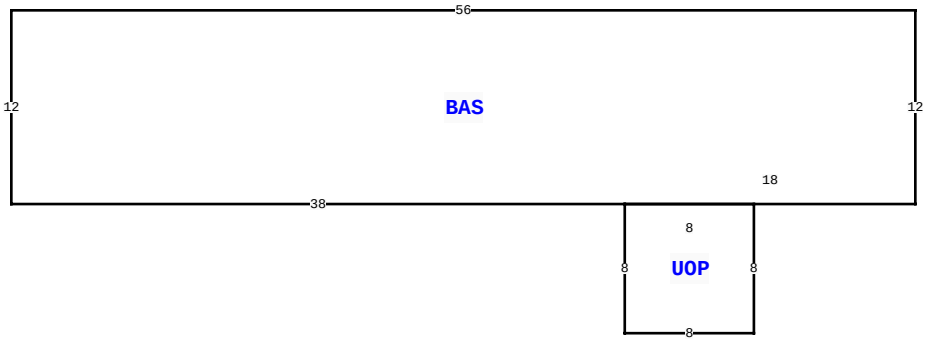
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Exterior Wall	26	ALM SIDING 100
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Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH 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	672	100		672	16,918
UOP	64	25		16	403
TOTALS	736			688	17,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	688	104.9000	62.94	43,303	1962	1962	0	0	0	60.00	40.00

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



119 SW JOYFUL LOOP, LAKE CITY

BLD DATE		LGL DATE	
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 12 of 13 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,101
TOTAL MARKET OB/XF VALUE	55,900
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ASSESSED VALUE	319,721
TOTAL EXEMPTION VALUE	0
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TOTAL JUST VALUE	319,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1156	11/28/2018	WD	Q	I	01	307,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E38 UOP= S8 E8 N8 W8$ E18 N12$.

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 01/12/2026 BY mark Total Acres: 2.16 Total Land Value: 36,720 Market: 0 Agricultural: 0 Common: 36,720 PRINTED 11/17/2026 BY SYS

COMM NW COR OF E 446.41 FT OF W OF SE1/4 OF NW1/4 AS LIES N OF C LINE 313.10 FT FOR POB, E 223.96

SHADY OAKS MHC, LLC
1619 SW 19TH ST
MIAMI, FL 33145

2027

04-4S-16-02772-058

BUILDING CHARACTERISTICS

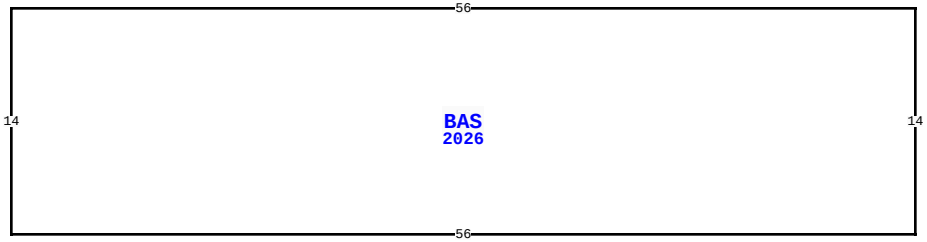
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH 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	784	100	2026	784	20,848
TOTALS	784			784	20,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	784	110.8000	66.48	52,120	1999	1999	0	0	0	60.00	40.00

14 MOBILE HME 0% - 2026 Heated Area: 784 HX Base Yr



119 SW JOYFUL LOOP, LAKE CITY

BLD DATE		LGL DATE	
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 13 of 13 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	227,101
TOTAL MARKET OB/XF VALUE	55,900
TOTAL LAND VALUE - MARKET	36,720
TOTAL MARKET VALUE	319,721
SOH/AGL Deduction	0
ASSESSED VALUE	319,721
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,721
TOTAL JUST VALUE	319,721
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	319,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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1000/2829	11/26/2003	WD	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] S14 E56 N14 W56 $
.

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 01/12/2026 BY mark Total Acres: 2.16 Total Land Value: 36,720 Market: 0 Agricultural: 0 Common: 36,720 PRINTED 11/17/2026 BY SYS