

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

2026

04-4S-16-02772-058



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 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	
Architctual	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	SUBAREA MARKET VALUE
BAS	672	100	18,104
UOP	48	25	323
TOTALS	720		18,427

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: 672			HX Base Yr				

BAS

UOP

COLUMBIA COUNTY PROPERTY				
VALUATION SUMMARY			PAGE 1 of 13	
VALUATION BY		STANDARD		
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	238,467			
TOTAL MARKET OB/XF VALUE	55,900			
TOTAL LAND VALUE - MARKET	32,400			
TOTAL MARKET VALUE	326,767			
SOH/AGL Deduction	5,987			
ASSESSED VALUE	320,780			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	320,780			
TOTAL JUST VALUE	326,767			
NCON VALUE	21,889			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	312,204			
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 / 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				

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	0259	MHP HOOKUP	0	0	0	13.00	UT	4,300.00	4,300.00	100	0	0	3	100	55,900	

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	0210	C	TRLR PARK	0		00	0.00	0.00	2.16	AC		1.00	1.00	1.00	15,000.00	15,000.00	32,400							

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LINE 313.10 FT FOR POB, E 223.96

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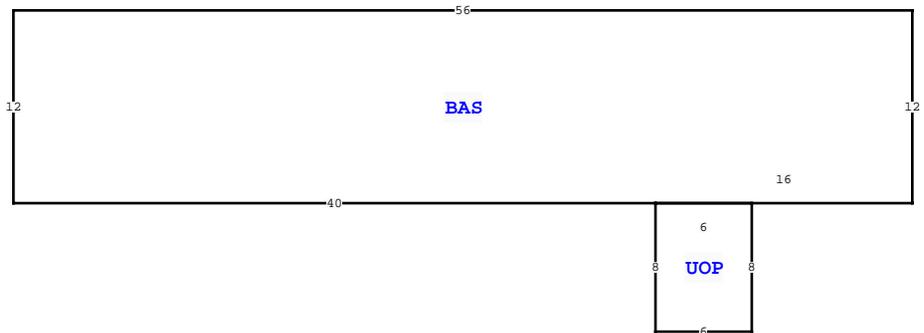
2026

04-4S-16-02772-058



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 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	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
UOP	48	25	
TOTALS	720		684 18,082

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	66.09	45,206	1968	1968	0	0	60.00	40.00
4 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 13
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			238,467
TOTAL MARKET OB/XF VALUE			55,900
TOTAL LAND VALUE - MARKET			32,400
TOTAL MARKET VALUE			326,767
SOH/AGL Deduction			5,987
ASSESSED VALUE			320,780
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			320,780
TOTAL JUST VALUE			326,767
NCON VALUE			21,889
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			312,204
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	Q	I	01	307,000
GRANTOR: CHARLES H & GAIL A MO						
GRANTEE: SHADY OAKS MHC, LLC						
1000/2829	11/26/2003	WD Q	Q	I		159,900
GRANTOR: SHADY OAKS OF LAKE CI						
GRANTEE: MOORE						

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

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W56 S12 E40 UOP= S8 E6 N8 W6\$ E16 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

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

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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	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	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
TOTALS	672		672 17,765

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	66.09	44,412	1972	1972	0	0	60.00	40.00													
7 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr																								
<div style="border: 1px solid black; padding: 10px; text-align: center;"> </div>																								
<table border="1"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td></td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td></td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
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				238,467		
TOTAL MARKET OB/XF VALUE				55,900		
TOTAL LAND VALUE - MARKET				32,400		
TOTAL MARKET VALUE				326,767		
SOH/AGL Deduction				5,987		
ASSESSED VALUE				320,780		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				320,780		
TOTAL JUST VALUE				326,767		
NCON VALUE				21,889		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				312,204		
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																
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
119 SW JOYFUL LOOP, LAKE CITY																
TOTALS 672 672 17,765																

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

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2026

04-4S-16-02772-058



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	720	100	19,397
TOTALS	720		19,397

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	67.35	48,492	1968	1968		0	0	60.00	40.00
9 MOBILE HME 0% - 0			Heated Area: 720			HX Base Yr						
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; left: 50%; transform: translate(-50%, 0);">60</div> <div style="position: absolute; bottom: 0; left: 50%; transform: translate(-50%, 0);">60</div> <div style="position: absolute; left: 0; top: 50%; transform: translate(0, -50%);">12</div> <div style="position: absolute; right: 0; top: 50%; transform: translate(0, -50%);">12</div> <div style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%);">BAS</div> </div>												

COLUMBIA COUNTY PROPERTY				PAGE 8 of 13	2	
VALUATION SUMMARY						
VALUATION BY		STANDARD				
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE		238,467				
TOTAL MARKET OB/XF VALUE		55,900				
TOTAL LAND VALUE - MARKET		32,400				
TOTAL MARKET VALUE		326,767				
SOH/AGL Deduction		5,987				
ASSESSED VALUE		320,780				
TOTAL EXEMPTION VALUE		0				
BASE TAXABLE VALUE		320,780				
TOTAL JUST VALUE		326,767				
NCON VALUE		21,889				
INCOME VALUE						
PREVIOUS YEAR MKT VALUE		312,204				
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\$.						

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												
119 SW JOYFUL LOOP, LAKE CITY																												
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LAND DESCRIPTION										TOTAL OB/XF														
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0																								

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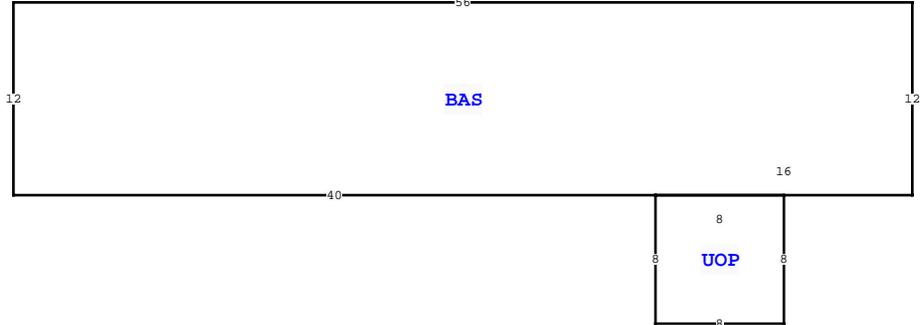
2026

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ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	01	FLAT 100	
Roof Cover	01	MINIMUM 100	
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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		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	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4416.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
UOP	64	25	
TOTALS	736		688 18,535

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	67.35	46,337	1972	1972	0	0	60.00	40.00	
11 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 10 of 13	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			238,467
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TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			320,780
TOTAL JUST VALUE			326,767
NCON VALUE			21,889
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			312,204

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\$.	

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
119 SW JOYFUL LOOP, LAKE CITY																

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

