

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	01	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	04	PLYWOOD	100
Interior Floo	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,104	100	
TOTALS	1,104		1,104 9,240

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND													
0800	02	1,104	55.8000	33.48	36,962	1980	1980	0	0	15	60.00	25.00													
1 MOBILE HME 0% - 0 Heated Area: 1104 HX Base Yr																									
<div style="border: 1px solid black; width: 100%; height: 100%; display: flex; align-items: center; justify-content: center;"> BAS </div>																									
<table border="1" style="width: 100%;"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/09/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/09/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
				04/09/2025	MLU																				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 46	2	
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				409,055		
TOTAL MARKET OB/XF VALUE				85,191		
TOTAL LAND VALUE - MARKET				77,015		
TOTAL MARKET VALUE				571,261		
SOH/AGL Deduction				48,471		
ASSESSED VALUE				522,790		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				522,790		
TOTAL JUST VALUE				571,261		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				571,261		
BLDG:34:1: LOT 40 MH NOT LIVEABLE AND WILL BE DEM						
XFOB:1:1: AP 50% SIZE FACTOR FOR 59 MHP SITES						
BLDG:47:1: LOT 59						
BLDG:46:1: LOT 58						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
000051721	Electrical Servic	0	12/05/2024			
31130	M H	375	06/12/2013			
24288	M H	275	03/23/2006			
22659	M H	300	01/04/2005			
22660	M H	300	01/04/2005			
22661	M H	300	01/04/2005			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W48 S23 E48 N23\$.						

EXTRA FEATURES														TOTAL OB/XF		85,191	
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	0	59.00	UT	4,300.00	4,300.00	30	0	0	3	30	76,110	
2	0261	PRCH, UOP	0	0	10	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	
3	0261	PRCH, UOP	0	0	20	9	1.00	UT	0.00	0.00	100	1993	1993	3	100	550	
4	0266	PRCH, FEP	0	0	21	6	1.00	UT	12,500.00	12,500.00	20	1993	1993	3	20	2,500	
5	0263	PRCH, USP	0	0	11	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0260	PAVEMENT-A	0	0	16	653	26,448.00	UT	0.90	0.90	20	2001	2001	3	20	4,761	
7	0263	PRCH, USP	0	0	10	14	140.00	UT	3.00	3.00	100	2001	2001	3	100	420	
8	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	300	

LAND DESCRIPTION														TOTAL OB/XF										85,191	
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	14.66	AC		1.00	1.00	0.75	7,000.00	5,250.00	76,965								
2	9520	C	LAKE	0		00	0.00	0.00	2.00	AC		1.00	1.00	1.00	25.00	25.00	50								

COMM SE COR, RUN W 36.95 FT TO W FOR POB, CONT W 845.82 FT, N 901 774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	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		2	100
Stories	1.	1.	100
ArchitECTUAL	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	952	100	
TOTALS	952		952 7,873

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND											
2	MOBILE HME	0%	- 0																				
				Heated Area:	952	HX Base Yr																	
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BLD DATE		LGL DATE																					
XF DATE		LAND DATE	04/09/2025																				
INC DATE		AG DATE	MLU																				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 46
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		409,055	
TOTAL MARKET OB/XF VALUE		85,191	
TOTAL LAND VALUE - MARKET		77,015	
TOTAL MARKET VALUE		571,261	
SOH/AGL Deduction		48,471	
ASSESSED VALUE		522,790	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		522,790	
TOTAL JUST VALUE		571,261	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		571,261	
BLDG: 45:1: LOT 56			
BLDG: 43:1: LOT 51			
BLDG: 42:1: LOT 52			
BLDG: 41:1: LOT 53			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
14893	M H	125	12/30/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD Q	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD P	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW 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
1644 SE COUNTRY CLUB RD, LAKE CITY																
TOTALS 0																

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W68 S14 E68 N14\$.

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

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

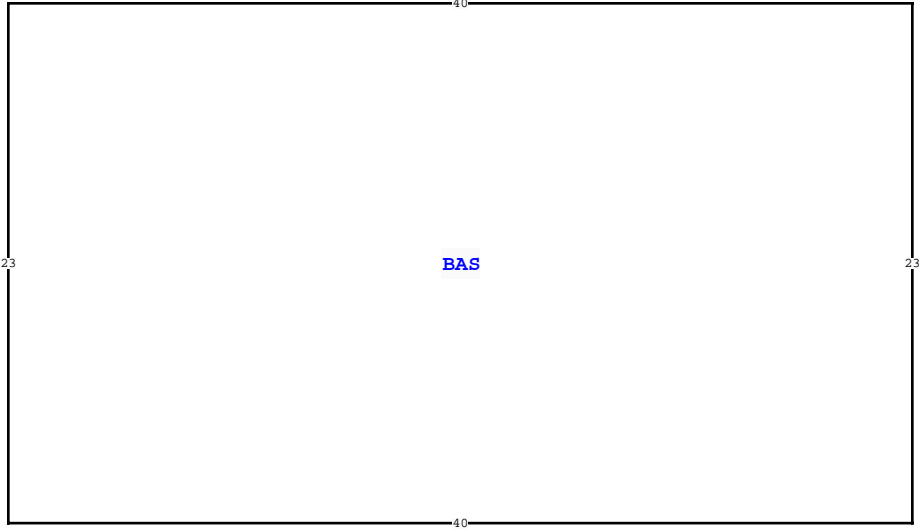
2026

04-4S-17-07598-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	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		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	920	100	
TOTALS	920		920

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
4	MOBILE HME	0%	- 0									
				Heated Area:	920			HX Base Yr				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 4 of 46
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	409,055		
TOTAL MARKET OB/XF VALUE	85,191		
TOTAL LAND VALUE - MARKET	77,015		
TOTAL MARKET VALUE	571,261		
SOH/AGL Deduction	48,471		
ASSESSED VALUE	522,790		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	522,790		
TOTAL JUST VALUE	571,261		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	571,261		
BLDG: 36:1: LOT 42			
BLDG: 35:1: LOT 41			
BLDG: 33:1: LOT 39			
XFOB: 24:1: LOT 54			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD Q	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD P	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW 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

LAND DESCRIPTION																								
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 NOTES

BUILDING DIMENSIONS
BAS= W40 S23 E40 N23\$.

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FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
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LAKE CITY, FL 32025

2026

04-4S-17-07598-001
VALUATION SUMMARY PAGE 5 of 46

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	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	01	NONE	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	672	100	
TOTALS	672		672 8,021

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	672	49.7400	29.84	20,052	1978	1978		0	0	60.00 40.00
5 MOBILE HME 0% - 0 Heated Area: 672 HX Base Yr											
1644 SE COUNTRY CLUB RD, LAKE CITY											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						04/09/2025 MLU					

COLUMBIA COUNTY PROPERTY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			409,055
TOTAL MARKET OB/XF VALUE			85,191
TOTAL LAND VALUE - MARKET			77,015
TOTAL MARKET VALUE			571,261
SOH/AGL Deduction			48,471
ASSESSED VALUE			522,790
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			522,790
TOTAL JUST VALUE			571,261
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			571,261
XFOB:23:1: LOT 52			
XFOB:22:1: LOT 41			
XFOB:21:1: LOT 39			
BLDG:9:1: LOT 9			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD Q	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD P	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

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= W48 S14 E48 N14\$.											

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 SE COR, RUN W 36.95 FT TO W FOR POB, CONT W 845.82 FT, N 901 774.4 FT TO RD, S ALONG R/W 893.

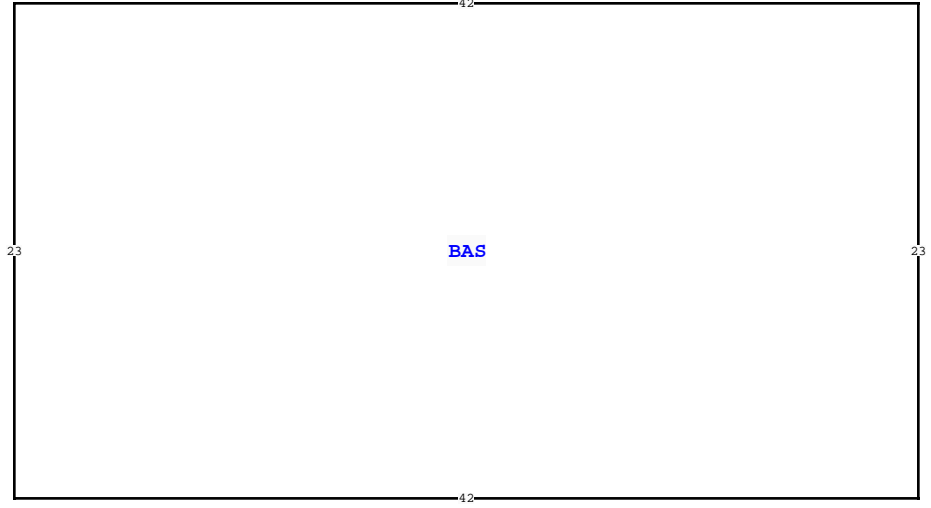
POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

ELEMENT		CD	CONSTRUCTION
Exterior Wall	03		BELOW AVG. 100
Roof Structur	03		GABLE/HIP 100
Roof Cover	03		COMP SHNGL 100
Interior Wall	05		DRYWALL 100
Interior Floo	14		CARPET 90
Interior Floo	08		SHT VINYL 10
Air Condition	03		CENTRAL 100
Heating Type	04		AIR DUCTED 100
Bedrooms			3 100
Bathrooms			2 100
Stories	1.		1. 100
Architectual	01		CONV 100
Units			0 100
Condition Adj	01		01 100
Kitchen Adjus	01		01 100
Quality	01	01	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	966	100	
TOTALS	966		966

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
7 MOBILE HME		0% - 0										
				Heated Area: 966								
					HX Base Yr							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 7 of 46
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			409,055
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TOTAL LAND VALUE - MARKET			77,015
TOTAL MARKET VALUE			571,261
SOH/AGL Deduction			48,471
ASSESSED VALUE			522,790
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			522,790
TOTAL JUST VALUE			571,261
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			571,261
BLDG:4:1: LOT 4			
BLDG:32:1: LOT 38			
BLDG:31:1: LOT 37			
BLDG:30:1: LOT 36			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD Q	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD P	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

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

TOTAL OB/XF													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
						04/09/2025	MLU						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W42 S23 E42 N23\$.

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 SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

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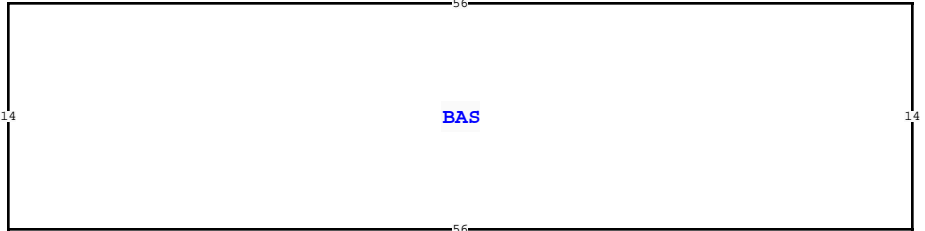
2026

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	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		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
TOTALS	784		7,780

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
8	MOBILE HME	0%	0		25,935	1980	1980	0	0	10	60.00	30.00
				Heated Area: 784								
					HX Base Yr							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 8 of 46
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			409,055
TOTAL MARKET OB/XF VALUE			85,191
TOTAL LAND VALUE - MARKET			77,015
TOTAL MARKET VALUE			571,261
SOH/AGL Deduction			48,471
ASSESSED VALUE			522,790
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			522,790
TOTAL JUST VALUE			571,261
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			571,261
BLDG:3:1: LOT 3			
BLDG:29:1: LOT 35			
BLDG:28:1: LOT 33			
BLDG:26:1: LOT 31			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW 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		
1644 SE COUNTRY CLUB RD, LAKE CITY																			
															BLD DATE		LGL DATE		
															XF DATE		LAND DATE	04/09/2025	MLU
															INC DATE		AG DATE		

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W56 S14 E56 N14\$.

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

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

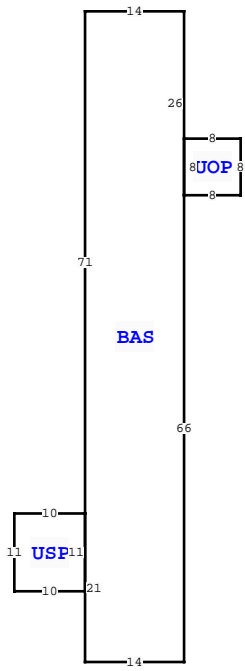
POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001
VALUATION SUMMARY

ELEMENT		CD	CONSTRUCTION
Exterior Wall	03		BELOW AVG. 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			2 100
Stories	1.		1. 100
Architectual	01		CONV 100
Units			0 100
Condition Adj	01		01 100
Kitchen Adjus	01		01 100
Quality	01	01	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,288	100	
UOP	64	25	
USP	110	35	
TOTALS	1,462		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
10	MOBILE HME	0%	- 0									
				Heated Area: 1288								
					HX Base Yr							



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 10 of 46
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			409,055
TOTAL MARKET OB/XF VALUE			85,191
TOTAL LAND VALUE - MARKET			77,015
TOTAL MARKET VALUE			571,261
SOH/AGL Deduction			48,471
ASSESSED VALUE			522,790
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			522,790
TOTAL JUST VALUE			571,261
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			571,261
XFOB:20:1:	LOT 37		
BLDG:20:1:	LOT 22		
BLDG:2:1:	LOT 2		
BLDG:19:1:	LOT 21		
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD Q	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD P	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

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

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W14 S71 USP= W10 S11 E10 N11\$ S21 E14 N66 UOP= E8 N8 W8 S8\$ N26\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

OTHER ADJUSTMENTS AND NOTES									
YEAR	DENSITY	DECL	FRZ	YR	CONSRV				

COMM SE COR, RUN W 36.95 FT TO W FOR POB, CONT W 845.82 FT, N 901 774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	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	01	NONE	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	840	100	
TOTALS	840		6,267

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
11	MOBILE HME	0%	- 0		25,066	1984	1984	0	0	15	60.00	25.00
				Heated Area: 840			HX Base Yr					
				1644 SE COUNTRY CLUB RD, LAKE CITY							04/09/2025 MLU	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 11 of 46
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		409,055	
TOTAL MARKET OB/XF VALUE		85,191	
TOTAL LAND VALUE - MARKET		77,015	
TOTAL MARKET VALUE		571,261	
SOH/AGL Deduction		48,471	
ASSESSED VALUE		522,790	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		522,790	
TOTAL JUST VALUE		571,261	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		571,261	
XFOB:19:1: LOT 36			
BLDG:18:1: LOT 20			
XFOB:18:1: LOT 35			
BLDG:17:1: LOT 19			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW 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= W60 S14 E60 N14\$.

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

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	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	01	NONE	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	784	100	
TOTALS	784		5,849

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
12	MOBILE HME	0%	- 0									
				Heated Area: 784								
					HX Base Yr							
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>14</p> <p>56</p> <p>BAS</p> <p>56</p> <p>14</p> </div>												
					04/09/2025 MLU							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			409,055
TOTAL MARKET OB/XF VALUE			85,191
TOTAL LAND VALUE - MARKET			77,015
TOTAL MARKET VALUE			571,261
SOH/AGL Deduction			48,471
ASSESSED VALUE			522,790
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			522,790
TOTAL JUST VALUE			571,261
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			571,261
XFOB:17:1: LOT 27			
BLDG:16:1: LOT 18			
XFOB:16:1: LOT 19			
XFOB:15:1: LOT 12			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD SALE PRICE
0934/0427	8/30/2001	WD Q	I / 01 100
GRANTOR: R L T MOBILE HOME PAR			
GRANTEE: POND VIEW LLC			
0934/0424	8/30/2001	WD P	I / 99 400,000
GRANTOR: R L T MOBILE HOME PAR			
GRANTEE: POND VIEW LLC			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W56 S14 E56 N14\$.			

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
1644 SE COUNTRY CLUB RD, LAKE CITY																
TOTALS 784 784 5,849																

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
0																								

COMM SE COR, RUN W 36.95 FT TO W FOR POB, CONT W 845.82 FT, N 901 774.4 FT TO RD, S ALONG R/W 893.

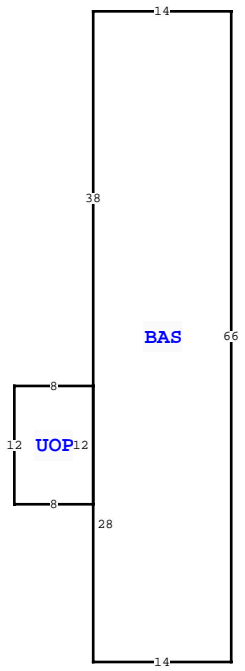
POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

ELEMENT		CD	CONSTRUCTION
Exterior Wall	03		BELOW AVG. 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	01		01 100
Kitchen Adjus	01		01 100
Quality	01	01	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
UOP	96	25	
TOTALS	1,020		948 12,271

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
13	MOBILE HME	0%	- 0		32.36	30,677	1975	1975	0	0	60.00	40.00
					Heated Area: 924	HX Base Yr						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 13 of 46
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			409,055
TOTAL MARKET OB/XF VALUE			85,191
TOTAL LAND VALUE - MARKET			77,015
TOTAL MARKET VALUE			571,261
SOH/AGL Deduction			48,471
ASSESSED VALUE			522,790
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			522,790
TOTAL JUST VALUE			571,261
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			571,261
BLDG:15:1: LOT 17			
BLDG:14:1: LOT 16			
XFOB:14:1: LOT 10			
BLDG:13:1: LOT 15			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
0934/0427	8/30/2001	WD Q	I 01
GRANTOR: R L T MOBILE HOME PAR			
GRANTEE: POND VIEW LLC			
0934/0424	8/30/2001	WD P	I 99
GRANTOR: R L T MOBILE HOME PAR			
GRANTEE: POND VIEW LLC			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W14 S38 UOP= W8 S12 E8 N12S S28 E14 N66S.			

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	
1644 SE COUNTRY CLUB RD, LAKE CITY																	
										BLD DATE		LGL DATE		04/09/2025 MLU			
										XF DATE		LAND DATE					
										INC DATE		AG DATE					
										TOTAL OB/XF							0

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

COMM SE COR, RUN W 36.95 FT TO W FOR POB, CONT W 845.82 FT, N 901 774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	100
Interior Wall	02	WALL BD/WD	100
Interior Floor	14	CARPET	100
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	01	01	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		924

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND											
0800	02	924	48.0000	28.80	26,611	1982	1982	0	0	15	60.00	25.00											
16 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr																							
<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>04/09/2025</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>												BLD DATE		LGL DATE		XF DATE		LAND DATE	04/09/2025	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																					
XF DATE		LAND DATE	04/09/2025																				
INC DATE		AG DATE	MLU																				

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 16 of 46
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		409,055	
TOTAL MARKET OB/XF VALUE		85,191	
TOTAL LAND VALUE - MARKET		77,015	
TOTAL MARKET VALUE		571,261	
SOH/AGL Deduction		48,471	
ASSESSED VALUE		522,790	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		522,790	
TOTAL JUST VALUE		571,261	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		571,261	
XFOB:6:1: LOT 26			
XFOB:5:1: LOT 21			
XFOB:4:1: OLD MH			
XFOB:3:1: ASPHALT 12X1650			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD Q	I	01		100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD P	I	99		400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

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

TOTAL OB/XF											
L N	USE CODE	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W66 S14 E66 N14\$.														

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

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001



ELEMENT		CD	CONSTRUCTION
Exterior Wall	03		BELOW AVG. 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			3 100
Bathrooms			3 100
Stories	1.		1. 100
Architectual	01		CONV 100
Units			0 100
Condition Adj	01		01 100
Kitchen Adjus	01		01 100
Quality	01	01	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,078	100	
TOTALS	1,078		1,078

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
28	MOBILE HME	0%	0								
				Heated Area: 1078			HX Base Yr				
<div style="border: 1px solid black; padding: 10px; text-align: center;"> <p>14</p> <p>77</p> <p>14</p> <p>77</p> <p>BAS</p> </div>											
TOTALS				1,078		1,078		14,109			

COLUMBIA COUNTY PROPERTY				PAGE 28 of 46	2	
VALUATION BY				STANDARD		
Tax Group: 2				Tax Dist:		
BUILDING MARKET VALUE				409,055		
TOTAL MARKET OB/XF VALUE				85,191		
TOTAL LAND VALUE - MARKET				77,015		
TOTAL MARKET VALUE				571,261		
SOH/AGL Deduction				48,471		
ASSESSED VALUE				522,790		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				522,790		
TOTAL JUST VALUE				571,261		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				571,261		
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W77 S14 E77 N14\$.						

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

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

COMM SE COR, RUN W 36.95 FT TO W FOR POB, CONT W 845.82 FT, N 901 774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC 1586 SE COUNTRY CLUB RD, LOT 41 LAKE CITY, FL 32025

2026

04-4S-17-07598-001



BUILDING CHARACTERISTICS table with columns: ELEMENT, CD, CONSTRUCTION. Rows include Exterior Wall, Roof Structure, Roof Cover, Interior Wall, Interior Floor, Air Condition, Heating Type, Bedrooms, Bathrooms, Stories, Architectural, Units, Condition Adj, Kitchen Adjus.

MARKET ADJUSTMENTS table with columns: TYPE, MDL, EFF. AREA, TOT ADJ PTS, EFF. BASE RATE, REPL. COST NEW, AYB, EYB, ECON, FNCT, NORM, % COND. Includes a large diagram of a rectangular area labeled 'BAS' with dimensions 40x24.

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY table with columns: VALUATION BY, STANDARD. Rows include Tax Group, Building Market Value, Total Market OB/XF Value, Total Land Value - Market, Total Market Value, SOH/AGL Deduction, Assessed Value, Total Exemption Value, Base Taxable Value, Total Just Value, NCON Value, Income Value, Previous Year MKT Value.

Summary table with columns: Quality, DOR CODE, MAP NUM, MKT AREA, NEIGHBORHOOD/LOC, AREA TYPE, TOTAL GROSS AREA, PCT OF BASE, YEAR, TOT ADJ AREA, SUBAREA MARKET VALUE. Includes a TOTALS row.

Table with columns: PERMIT NUM, DESCRIPTION, AMT, ISSUED. Contains several empty rows.

SALES DATA table with columns: OFF RECORD Number, DATE, TYPE INST, Q, V, I, RSN CD, SALE PRICE. Includes rows for 0934/0427 and 0934/0424.

EXTRA FEATURES table with columns: L, 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.

Table with columns: BLD DATE, XF DATE, INC DATE, LGL DATE, LAND DATE, AG DATE. Includes address 1644 SE COUNTRY CLUB RD, LAKE CITY and date 04/09/2025 MLU.

BUILDING NOTES section.

BUILDING DIMENSIONS section with text: BAS= W40 S24 E40 N24\$.

LAND DESCRIPTION table with columns: L N, USE CODE, CLS, LAND USE DESCRIPTION, CAP, R D, LOC ZONE, FRONT, DEPTH, TOT LND UTS, UNIT TYPE, D T, DPTH FACT, % COND, TOT ADJ, UNIT PRICE, ADJ UNIT PRICE, LAND VALUE, OTHER ADJUSTMENTS AND NOTES, YEAR, DENSITY, DECL, FRZ, YR, CONSVR.

COMM SE COR, RUN W 36.95 FT TO W
FOR POB, CONT W 845.82 FT, N 901
774.4 FT TO RD, S ALONG R/W 893.

POND VIEW LLC
1586 SE COUNTRY CLUB RD, LOT 41
LAKE CITY, FL 32025

2026

04-4S-17-07598-001



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 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	1 100
Bathrooms	2 100
Stories	1. 1. 100
Architctual	01 CONV 100
Units	0 100
Condition Adj	02 02 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	576	55.2825	33.17	19,106	1975	1975	0	0	60.00	40.00
43 MOBILE HME		0% - 0	Heated Area: 576				HX Base Yr				

BAS

1644 SE COUNTRY CLUB RD, LAKE CITY

Quality	01 01				
DOR CODE	2802MH PARK				
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	4417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100		576	7,642
TOTALS	576			576	7,642

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

LAND DESCRIPTION																								
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

BLD DATE			LGL DATE				
XF DATE			LAND DATE				
INC DATE			AG DATE				
						04/09/2025	MLU

COLUMBIA COUNTY PROPERTY		PAGE 42 of 46	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		409,055	
TOTAL MARKET OB/XF VALUE		85,191	
TOTAL LAND VALUE - MARKET		77,015	
TOTAL MARKET VALUE		571,261	
SOH/AGL Deduction		48,471	
ASSESSED VALUE		522,790	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		522,790	
TOTAL JUST VALUE		571,261	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		571,261	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

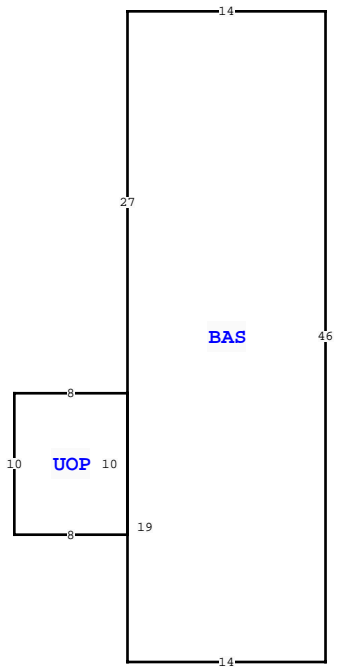
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD Q	Q	I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD P	P	I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W48 S12 E48 N12\$.	

ELEMENT		CD	CONSTRUCTION
Exterior Wall	03		BELOW AVG. 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	02		WINDOW 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	02		02 100
Kitchen Adjus	01		01 100
Quality	03	03	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	4417.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	644	100	
UOP	80	25	
TOTALS	724		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	664	67.9590	40.78	27,078	1990	1990	0	0	60.00	40.00		
47 MOBILE HME 0% - 0 Heated Area: 644 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 46 of 46
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	409,055		
TOTAL MARKET OB/XF VALUE	85,191		
TOTAL LAND VALUE - MARKET	77,015		
TOTAL MARKET VALUE	571,261		
SOH/AGL Deduction	48,471		
ASSESSED VALUE	522,790		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	522,790		
TOTAL JUST VALUE	571,261		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	571,261		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0934/0427	8/30/2001	WD Q		I	01	100
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW LLC						
0934/0424	8/30/2001	WD P		I	99	400,000
GRANTOR: R L T MOBILE HOME PAR						
GRANTEE: POND VIEW 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

TOTAL OB/XF														0			
1644 SE COUNTRY CLUB RD, LAKE CITY																	

BUILDING NOTES

BAS= W14 S27 UOP= W8 S10 E8 N10S S19 E14 N46S.

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