

LOT 19 NICELY ACRES S/D.
642-369, 825-1498, 838-2645, DC

TRUCK STOP 75 LLC
4302 W BROWARD BLVD, SUITE 500
PLANTATION, FL 33317

2026

04-6S-17-09597-119
COLUMBIA COUNTY PROPERTY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Exterior Wall	00	N/A	0
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Interior Floor	00	N/A	0
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	4617.0100	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,512	100	2023
TOTALS	1,512		159,585

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	MANUF	2	0%	- 2023	Heated Area: 1512		HX Base Yr						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE								
			05/08/2026	MLU									

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 3	Tax Dist:	STANDARD
BUILDING MARKET VALUE			159,585
TOTAL MARKET OB/XF VALUE			7,000
TOTAL LAND VALUE - MARKET			18,180
TOTAL MARKET VALUE			184,765
SOH/AGL Deduction			0
ASSESSED VALUE			184,765
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			184,765
TOTAL JUST VALUE			184,765
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			187,518
SALE: 2:1: PARCEL 19 NICELY ACRES			
SALE: 1:1: LOT 19 NICELY ACRES			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043963	Mobile Home		05/27/2022
12943	M H	125	08/20/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1365/1640	7/20/2018	WD Q	I	05		125,000
GRANTOR: EUVARGAIN AMPARO INDI						
GRANTEE: TRUCK STOP 75 LLC						
0838/2645	5/01/1997	WD Q	V			6,500
GRANTOR: CORACI						
GRANTEE: AMPARO						

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	9945	Well/Sept	0	0	0	0	1.00	UT 7,000.00	7,000.00	100		3	100	7,000	

BUILDING NOTES			
1287 SW HOWELL ST, LAKE CITY			

BUILDING DIMENSIONS			
BAS=[YR=2023;ORIG=23,18] E56 S27 W56 N27 \$			

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	0200	C	MBL HM	0		00	0.00	0.00	1.01	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,180							