

LOT 7 CARTER PL, UNR S/D. ALSO D  
 SW COR OF NW 1/4 OF NW 1/4, S 17  
 COR OF LOT 7 739.18 FT TO POB, E

HOMETOWN INVESTORS LLC  
 134 SW VELVET GLN  
 LAKE CITY, FL 32024

**2026**

05-3S-17-04843-047  


| BUILDING CHARACTERISTICS  |            |              |         |   |   |       |    |       |                | MARKET ADJUSTMENTS   |         |             |             |                |                 |           |   |      |      | COLUMBIA COUNTY PROPERTY  |        |                   |  |  |  |  |  |  |  |  |  |
|---|------------|--------------|---------|---|---|-------|----|-------|----------------|--|---------|-------------|-------------|----------------|-----------------|-----------|---|------|------|---|--------|-------------------|--|--|--|--|--|--|--|--|--|
| ELEMENT   | CD         | CONSTRUCTION |         |   |   |       |    |       |                | TYPE   | MDL     | EFF. AREA   | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW  | AYB       | EYB   | ECON | FNCT | NORM  | % COND | VALUATION SUMMARY |  |  |  |  |  |  |  |  |  |
|   |            |              |         |   |   |       |    |       |                |  |         |             |             |                |                 |           |   |      |      | <b>VALUATION BY</b><br>Tax Group: 3 Tax Dist: STANDARD<br><b>BUILDING MARKET VALUE</b><br><b>TOTAL MARKET OB/XF VALUE</b><br><b>TOTAL LAND VALUE - MARKET</b> 25,920<br><b>TOTAL MARKET VALUE</b> 25,920<br>SOH/AGL Deduction 0<br><b>ASSESSED VALUE</b> 25,920<br><b>TOTAL EXEMPTION VALUE</b> 0<br><b>BASE TAXABLE VALUE</b> 25,920<br><b>TOTAL JUST VALUE</b> 25,920<br>NCON VALUE 0<br><b>INCOME VALUE</b><br>PREVIOUS YEAR MKT VALUE |        |                   |  |  |  |  |  |  |  |  |  |
|   |            |              |         |   |   |       |    |       |                |  |         |             |             |                |                 |           |   |      |      | <b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b><br>000054673      Mobile Home           12/14/2025<br>000054428      Right-of-Way Acce           11/07/2025   |        |                   |  |  |  |  |  |  |  |  |  |
|   |            |              |         |   |   |       |    |       |                |  |         |             |             |                |                 |           |   |      |      | <b>SALES DATA</b><br>OFF RECORD      TYPE      Q      V      RSN      SALE<br>Number      DATE      INST      U      I      CD      PRICE<br>1550/1060      9/25/2025      WD      Q      V      01      35,000<br>GRANTOR: BASS ERNEST L<br>GRANTEE: HOMETOWN INVESTORS  |        |                   |  |  |  |  |  |  |  |  |  |
| <b>TOTALS</b><br><b>EXTRA FEATURES</b>  |            |              |         |   |   |       |    |       |                | 305 NW IVY GLN, LAKE CITY<br>BLD DATE<br>XF DATE<br>INC DATE |         |             |             |                |                 |           |   |      |      | <b>BUILDING NOTES</b><br><br><b>BUILDING DIMENSIONS</b>   |        |                   |  |  |  |  |  |  |  |  |  |
| 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     |   |      |      |   |        |                   |  |  |  |  |  |  |  |  |  |
|   |            |              |         |   |   |       |    |       |                |  |         |             |             |                |                 |           | <b>LAND DESCRIPTION</b><br>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 |      |      |   |        |                   |  |  |  |  |  |  |  |  |  |
|   |            |              |         |   |   |       |    |       |                |  |         |             |             |                |                 |           | <b>TOTAL OB/XF</b> 0  |      |      |   |        |                   |  |  |  |  |  |  |  |  |  |
| 1   | 0000       | C            | VAC RES |   |   |       |    |       | 1.62           | AC   | 1.00    | 1.00        | 1.00        |                | 16,000.00       | 16,000.00 | 25,920  |      |      |   |        |                   |  |  |  |  |  |  |  |  |  |
| <b>REVIEW DATE</b> 05/08/2026 <b>BY</b> MLU    Total Acres: 1.62    Total Land Value: 25,920    Market: 0    Agricultural: 0    Common: 25,920 <b>PRINTED 05/08/2026 BY SYS</b> |            |              |         |   |   |       |    |       |                |  |         |             |             |                |                 |           |   |      |      |   |        |                   |  |  |  |  |  |  |  |  |  |