

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																					
																				VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 29,160 TOTAL MARKET VALUE 29,160 SOH/AGL Deduction 0 ASSESSED VALUE 29,160 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 29,160 TOTAL JUST VALUE 29,160 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE																							
																				PERMIT NUM DESCRIPTION AMT ISSUED 000054673 Mobile Home 12/14/2025 000054428 Right-of-Way Acce 11/07/2025																							
																				SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1550/1060</td> <td>9/25/2025</td> <td>WD</td> <td>Q</td> <td>V</td> <td>01</td> <td>35,000</td> </tr> </tbody> </table> GRANTOR: BASS ERNEST L GRANTEE: HOMETOWN INVESTORS										OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	1550/1060	9/25/2025	WD	Q	V	01	35,000
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1550/1060	9/25/2025	WD	Q	V	01	35,000																																					
TOTALS EXTRA FEATURES 305 NW IVY GLN, LAKE CITY										BLD DATE XF DATE INC DATE					LGL DATE LAND DATE AG DATE					05/19/2026 MLU 09/26/2023 SPF																							
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																										
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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																			
1	0000	C	VAC RES	0					1.62	AC		1.00	1.00	1.00	18,000.00	18,000.00	29,160																										
REVIEW DATE 05/19/2026 BY MLU Total Acres: 1.62 Total Land Value: 29,160 Market: 0 Agricultural: 0 Common: 29,160 PRINTED 06/23/2026 BY SYS																																											