

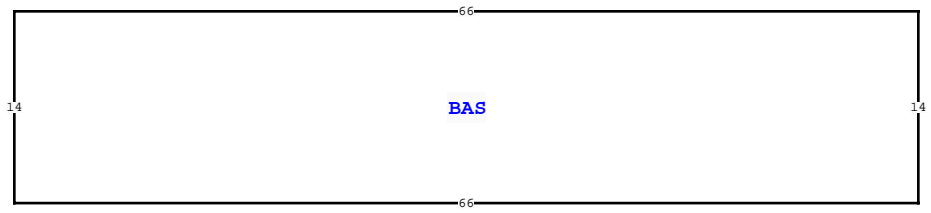
COMM INTERS OF N LINE OF SW1/4 &  
 RUN S 210.50 FT FOR POB, RUN S 2  
 799.65 FT, N 214.30 FT, E 815.90

ATRC PROPERTIES LLC  
 295 NW COMMONS LP, STE 115-117  
 LAKE CITY, FL 32055

**2026**

05-3S-17-04848-001  


ELEMENT		CD	CONSTRUCTION		
Exterior Wall	31	VINYL	SID	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	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05 05				
DOR CODE	2801RV/MH PARK SMALL				
MAP NUM		MKT AREA	03		
NEIGHBORHOOD/LOC	5317.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	83,104
TOTALS	924			924	83,104

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0201	02	924	113.9000	107.07	98,933	2017	2017	0	0	16.00	84.00			
1 MANUF 1 0% - 2017 Heated Area: 924 HX Base Yr														
														
4816 N US HIGHWAY 441 , LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	04/10/2025	MLU			
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY				PAGE 1 of 16	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				1,270,950		
TOTAL MARKET OB/XF VALUE				76,200		
TOTAL LAND VALUE - MARKET				40,000		
TOTAL MARKET VALUE				1,387,150		
SOH/AGL Deduction				182,749		
ASSESSED VALUE				1,204,401		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,204,401		
TOTAL JUST VALUE				1,387,150		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				1,425,201		
XFOB:9:1: HMDE MH ID#FLT2163S						
XFOB:8:1: ACAD MH ID#AF5023F						
XFOB:7:1: CHAMPION MH ID#2319661709						
XFOB:6:1: GRAN MH ID#2701543						
PERMIT NUM	DESCRIPTION	AMT	ISSUED			
38467	M H	325	08/13/2019			
37190	PUMP/UTPOL	50	09/10/2018			
37134	M H	325	08/27/2018			
37133	M H	325	08/27/2018			
37135	M H	325	08/27/2018			
37136	M H	325	08/27/2018			
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/0393	9/15/2016	WD	Q	I	01	280,000
GRANTOR: GREEN LAKE INVESTMENT						
GRANTEE: ATRC PROPERTIES LL						
1278/0450	7/22/2014	WD	Q	I	01	265,000
GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS= W66 S14 E66 N14\$.						

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	16.00	UT	4,300.00	4,300.00	100	0	0	3	100	68,800	
2	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
4	9946	Well	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	0296	SHED METAL	0	0	0	5.00	UT	300.00	300.00	100	2022	2021		100	1,500	
TOTAL OB/XF 76,200																

LAND DESCRIPTION																	TOTAL OB/XF							76,200
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
1	0210	C	TRLR PARK	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							
2	0102	C	SFR/MH	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

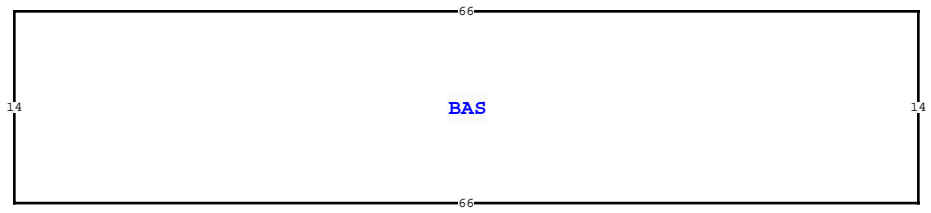
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 LAKE CITY, FL 32055

**2026**

05-3S-17-04848-001  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	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		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architactual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	2801 RV/MH PARK SMALL		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		82,374

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0201	02	924	112.9000	106.13	98,064	2017	2017	0	0	16.00	84.00			
2 MANUF 1 0% - 2017 Heated Area: 924 HX Base Yr														
														
4816 N US HIGHWAY 441 , LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	04/10/2025	MLU			
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY		PAGE 2 of 16	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			1,270,950
TOTAL MARKET OB/XF VALUE			76,200
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			1,387,150
SOH/AGL Deduction			182,749
ASSESSED VALUE			1,204,401
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,204,401
TOTAL JUST VALUE			1,387,150
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,425,201

XFOB:5:1: SKYLINE MH ID#6012SG554B			
XFOB:4:1: COMM MH ID#5741260S125306			
XFOB:15:1: LOT 9			
XFOB:14:1: LOT 9			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
37137	M H	325	08/27/2018
37138	M H	325	08/27/2018
37139	M H	325	08/27/2018
37140	M H	325	08/27/2018
36268	M H	325	01/31/2018
37133	M H	325	05/17/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/0393	9/15/2016	WD	Q	I	01	280,000
GRANTOR: GREEN LAKE INVESTMENT						
GRANTEE: ATRAC PROPERTIES LL						
1278/0450	7/22/2014	WD	Q	I	01	265,000
GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						

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= 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			

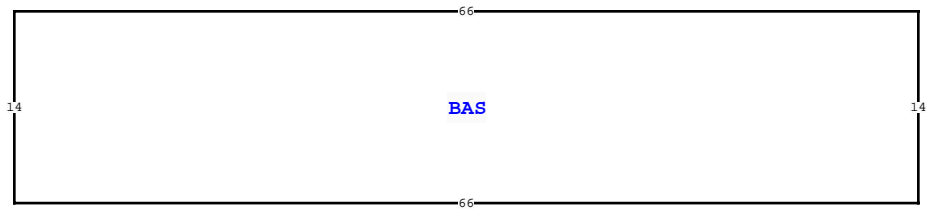
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 RUN S 210.50 FT FOR POB, RUN S 2  
 799.65 FT, N 214.30 FT, E 815.90

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 LAKE CITY, FL 32055

**2026**

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	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		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	2801 RV/MH PARK SMALL		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		82,374

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
2021	02	924	112.9000	106.13	98,064	2017	2017	0	0	16.00	84.00			
3 MANUF 1 0% - 2017 Heated Area: 924 HX Base Yr														
														
4816 N US HIGHWAY 441 , LAKE CITY														
				BLD DATE					LGL DATE					
				XF DATE					LAND DATE	04/10/2025	MLU			
				INC DATE					AG DATE					

COLUMBIA COUNTY PROPERTY				PAGE 3 of 16	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				1,270,950	
TOTAL MARKET OB/XF VALUE				76,200	
TOTAL LAND VALUE - MARKET				40,000	
TOTAL MARKET VALUE				1,387,150	
SOH/AGL Deduction				182,749	
ASSESSED VALUE				1,204,401	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				1,204,401	
TOTAL JUST VALUE				1,387,150	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				1,425,201	
XFOB:13:1: LOT 5					
XFOB:12:1: SOUV ID #112641271					
XFOB:11:1: ZIMM MH ID#F3529					
BLDG:10:1: LOT 10					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
35326	M H	325	05/17/2017		
26519	M H	275	12/18/2007		
24054	M H	275	01/20/2006		
21848	M H	250	05/10/2004		
21517	M H	250	02/16/2004		
21519	M H	250	02/16/2004		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1322/0393	9/15/2016	WD	Q	I	01	280,000
GRANTOR: GREEN LAKE INVESTMENT						
GRANTEE: ATRAC PROPERTIES LL						
1278/0450	7/22/2014	WD	Q	I	01	265,000
GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W66 S14 E66 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

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

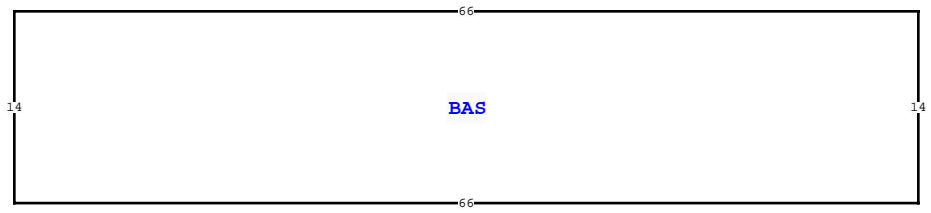
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ATRAC PROPERTIES LLC  
 295 NW COMMONS LP, STE 115-117  
 LAKE CITY, FL 32055

**2026**

05-3S-17-04848-001  


ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
03	BELOW AVG. 100		
03	GABLE/HIP 100		
03	COMP SHNGL 100		
05	DRYWALL 100		
14	CARPET 90		
08	SHT VINYL 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
	Bedrooms	2	100
	Bathrooms	2	100
1.	Stories	1.	100
01	CONV 100		
	Units	0	100
03	03 100		
01	01 100		
03	03		
2801	RV/MH PARK SMALL		
	MAP AREA		03
5317.00	1.00/		
BAS	924	100	
			924
			19,740
TOTALS	924		924
			19,740

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	924	89.0100	53.41	49,351	1998	1998		0	60.00	40.00
4 MOBILE HME 0% - 2017 Heated Area: 924 HX Base Yr											
											
4816 N US HIGHWAY 441 , LAKE CITY											
			BLD DATE		LGL DATE						
			XF DATE		LAND DATE		04/10/2025 MLU				
			INC DATE		AG DATE						

COLUMBIA COUNTY PROPERTY		PAGE 4 of 16	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		1,270,950	
TOTAL MARKET OB/XF VALUE		76,200	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		1,387,150	
SOH/AGL Deduction		182,749	
ASSESSED VALUE		1,204,401	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,204,401	
TOTAL JUST VALUE		1,387,150	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,425,201	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21370	M H	50	12/22/2003
21372	M H	250	12/22/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/0393	9/15/2016	WD	Q	I	01	280,000
GRANTOR: GREEN LAKE INVESTMENT						
GRANTEE: ATRAC PROPERTIES LL						
1278/0450	7/22/2014	WD	Q	I	01	265,000
GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						

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= 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



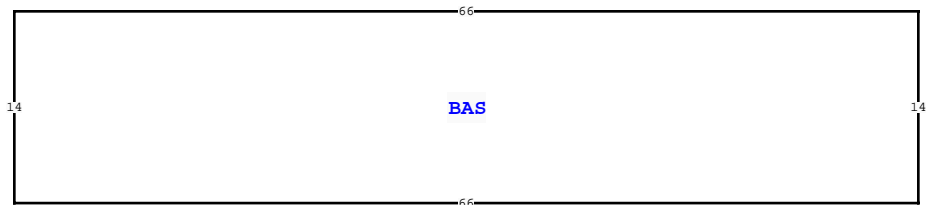
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ELEMENT	CD	CONSTRUCTION	
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Interior Floo	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	2801 RV/MH PARK SMALL		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		19,740

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	924	89.0100	53.41	49,351	1999	1999		0	60.00	40.00
6 MOBILE HME		0% - 2017		Heated Area: 924				HX Base Yr			
											
TOTALS		924		924							19,740

4816 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
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INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			PAGE 6 of 16	3
VALUATION SUMMARY			STANDARD	
VALUATION BY	Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			1,270,950	
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INCOME VALUE				
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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1278/0450	7/22/2014	WD	Q	I	01	265,000
GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W66 S14 E66 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

LAND DESCRIPTION										TOTAL OB/XF														
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COMM INTERS OF N LINE OF SW1/4 &  
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 799.65 FT, N 214.30 FT, E 815.90

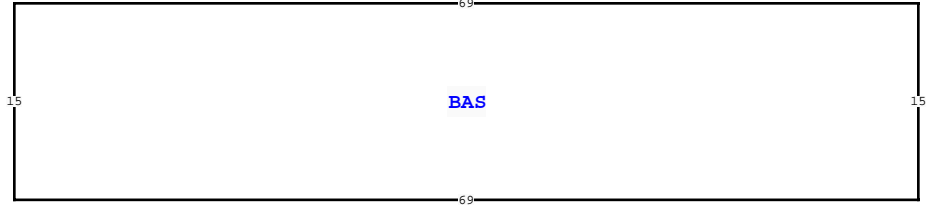
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Air Condition	05	CHILL WTR	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	2801 RV/MH PARK SMALL		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	5317.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,035	100	
TOTALS	1,035		1,035 85,014

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0201	02	1,035	101.6100	95.51	98,853	2019	2018	0	0	14.00	86.00	
9 MANUF		1	0% - 2017	Heated Area: 1035			HX Base Yr					



COLUMBIA COUNTY PROPERTY		PAGE 9 of 16	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	1,270,950		
TOTAL MARKET OB/XF VALUE	76,200		
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NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	1,425,201		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1322/0393	9/15/2016	WD	Q	I	01	280,000
GRANTOR: GREEN LAKE INVESTMENT						
GRANTEE: ATRAC PROPERTIES LL						
1278/0450	7/22/2014	WD	Q	I	01	265,000
GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						

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
4816 N US HIGHWAY 441 , LAKE CITY																
BLD DATE																
XF DATE																
INC DATE																
LGL DATE																
LAND DATE																
AG DATE																
04/10/2025 MLU																

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W69 S15 E69 N15\$.

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 INTERS OF N LINE OF SW1/4 &  
 RUN S 210.50 FT FOR POB, RUN S 2  
 799.65 FT, N 214.30 FT, E 815.90

ATRAC PROPERTIES LLC  
 295 NW COMMONS LP, STE 115-117  
 LAKE CITY, FL 32055

**2026**

05-3S-17-04848-001  


ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	31	VINYL	SID	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		2	100			
Bathrooms		2	100			
Stories	1.	1.	100			
Architectual Units	01	CONV	100	0	100	
Quality	05	05				
DOR CODE	2801 RV/MH PARK SMALL					
MAP NUM		MKT AREA	03			
NEIGHBORHOOD/LOC	5317.00		1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,088	100		1,088	99,303	
TOTALS	1,088			1,088	99,303	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
21	MANUF	1	0%	2017							
					Heated Area: 1088			HX Base Yr			

BAS

4816 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025
INC DATE		AG DATE	MLU

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															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

COLUMBIA COUNTY PROPERTY		PAGE 15 of 16	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			1,270,950
TOTAL MARKET OB/XF VALUE			76,200
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			1,387,150
SOH/AGL Deduction			182,749
ASSESSED VALUE			1,204,401
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,204,401
TOTAL JUST VALUE			1,387,150
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			1,425,201

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
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1278/0450	7/22/2014	WD Q	Q	I	01	265,000
GRANTOR: WG INVESTMENT PROPERT						
GRANTEE: GREEN LAKE INVESTME						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W68 S16 E68 N16\$.

