



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
BAS	924	100	
TOTALS	924		84,865

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	109.34	101,030	2017	2017	0	0	16.00	84.00														
1 MANUF 1 0% - 2017 Heated Area: 924 HX Base Yr																									
<table border="1"> <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>04/10/2025</td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/10/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
				04/10/2025	MLU																				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 16	3	
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				1,299,655		
TOTAL MARKET OB/XF VALUE				76,200		
TOTAL LAND VALUE - MARKET				40,000		
TOTAL MARKET VALUE				1,415,855		
SOH/AGL Deduction				211,454		
ASSESSED VALUE				1,204,401		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				1,204,401		
TOTAL JUST VALUE				1,415,855		
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\$.						

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	0259	MHP HOOKUP	0	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	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	
4	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
5	0296	SHED METAL	0	0	0	0	5.00	UT	300.00	300.00	100	2022	2021		100	1,500	

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
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							
76,200																								

REVIEW DATE																							
02/22/2022 BY ME Total Acres: 4.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 05/12/2026 BY SYS																							

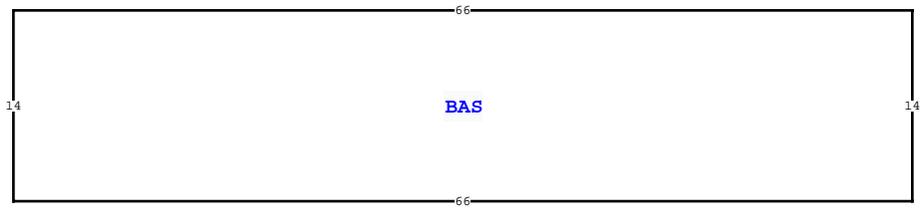
COMM INTERS OF N LINE OF SW1/4 &
 RUN S 210.50 FT FOR POB, RUN S 2
 799.65 FT, N 214.30 FT, E 815.90

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

2026

05-3S-17-04848-001


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		84,120

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	108.38	100,143	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	1,299,655		
TOTAL MARKET OB/XF VALUE	76,200		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	1,415,855		
SOH/AGL Deduction	211,454		
ASSESSED VALUE	1,204,401		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,204,401		
TOTAL JUST VALUE	1,415,855		
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			

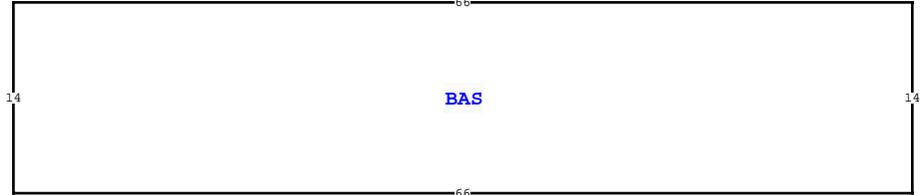
COMM INTERS OF N LINE OF SW1/4 &
 RUN S 210.50 FT FOR POB, RUN S 2
 799.65 FT, N 214.30 FT, E 815.90

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

2026

05-3S-17-04848-001


ELEMENT		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		
2	100		
2	100		
1.	1. 100		
01	CONV 100		
03	03 100		
01	01 100		
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	20,727

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	56.08	51,818	1998	1998		0	60.00	40.00												
4 MOBILE HME 0% - 2017 Heated Area: 924 HX Base Yr																							
																							
<table border="1"> <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> <tr> <td></td> <td></td> <td></td> <td></td> <td>04/10/2025</td> <td>MLU</td> </tr> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE					04/10/2025	MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																		
				04/10/2025	MLU																		

COLUMBIA COUNTY PROPERTY		PAGE 4 of 16	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		1,299,655	
TOTAL MARKET OB/XF VALUE		76,200	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		1,415,855	
SOH/AGL Deduction		211,454	
ASSESSED VALUE		1,204,401	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,204,401	
TOTAL JUST VALUE		1,415,855	
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
4816 N US HIGHWAY 441 , LAKE CITY																
0																

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 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

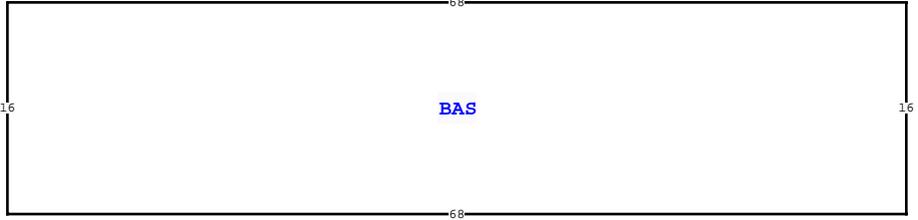
2026

05-3S-17-04848-001



ELEMENT		CD	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	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	1,088	100		1,088	101,409
TOTALS	1,088			1,088	101,409

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



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

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 10 of 16	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			1,299,655
TOTAL MARKET OB/XF VALUE			76,200
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			1,415,855
SOH/AGL Deduction			211,454
ASSESSED VALUE			1,204,401
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			1,204,401
TOTAL JUST VALUE			1,415,855
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						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W68 S16 E68 N16\$.

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

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

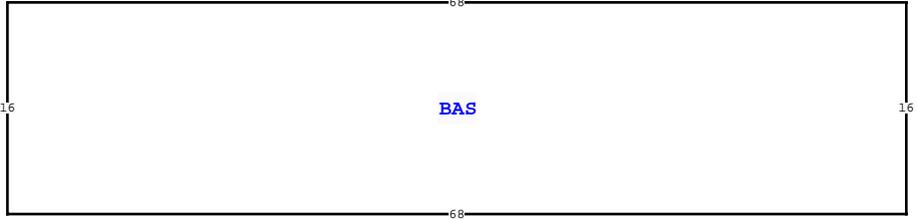
2026

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	101,409	
TOTALS	1,088			1,088	101,409	

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



COLUMBIA COUNTY PROPERTY		PAGE 13 of 16	3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	1,299,655		
TOTAL MARKET OB/XF VALUE	76,200		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	1,415,855		
SOH/AGL Deduction	211,454		
ASSESSED VALUE	1,204,401		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	1,204,401		
TOTAL JUST VALUE	1,415,855		
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		LGL DATE				
										XF DATE		LAND DATE	04/10/2025	MLU		
										INC DATE		AG DATE				

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W68 S16 E68 N16\$.

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

