COMM NE COR OF SE1/4 OF NE1/4, S CONCR MONU ON S R/W LINE OF SW S GRD RD), W 326.35 FT FOR POB, S

BLOOMING ACRES MHP LLC
107 SW BLOOMING ACRES LP
LAKE CITY, FL 32024

2027

05-4S-16-02773-002

BUILDING CHARACTERISTICS

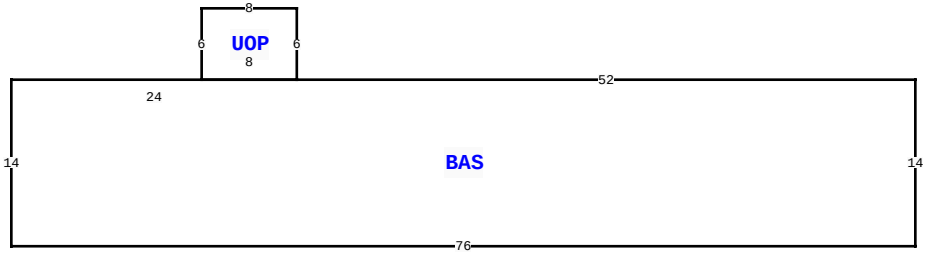
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	4617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	28,320
UOP	48	25		12	319
TOTALS	1,112			1,076	28,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,076	110.9000	66.54	71,597	1987	1987	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1064 HX Base Yr



107 SW BLOOMING ACRES LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 11 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	236,356
TOTAL MARKET OB/XF VALUE	56,000
TOTAL LAND VALUE - MARKET	66,840
TOTAL MARKET VALUE	359,196
SOH/AGL Deduction	0
ASSESSED VALUE	359,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,196
TOTAL JUST VALUE	359,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,196

XFOB:8:1: BRONZWOOD
XFOB:7:1: CYPRESS
XFOB:6:1: GUERDON
XFOB:5:1: HILLCREST

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34403	M H	325	09/01/2016
32166	M H	325	07/28/2014
19878	M H	125	08/22/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2130	9/26/2022	WD	U	I	11	100
GRANTOR: SMITH, WYSS AND ASSOC						
GRANTEE: BLOOMING ACRES MHP						
1456/1698	12/22/2021	WD	Q	I	01	500,000
GRANTOR: DEERCREEK INVESTMENTS						
GRANTEE: SMITH, WYSS AND ASS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 UOP= N6 W8 S6 E8$ W24 S14 E76 N14$.

EXTRA FEATURES

LN	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	11.00	UT	4,300.00	4,300.00	100	0	0	3	100	47,300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	800.00	800.00	25	0	0	3	25	200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
5	0296	SHED METAL	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 56,000

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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		RSF/MH	147.00	325.00	5.57	AC		1.00	1.00	1.00	12,000.00	12,000.00	66,840							

REVIEW DATE 09/27/2023 BY JB Total Acres: 5.57 Total Land Value: 66,840 Market: 0 Agricultural: 0 Common: 66,840 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SE1/4 OF NE1/4, S CONCR MONU ON S R/W LINE OF SW S GRD RD), W 326.35 FT FOR POB, S

BLOOMING ACRES MHP LLC
107 SW BLOOMING ACRES LP
LAKE CITY, FL 32024

2027

05-4S-16-02773-002

BUILDING CHARACTERISTICS

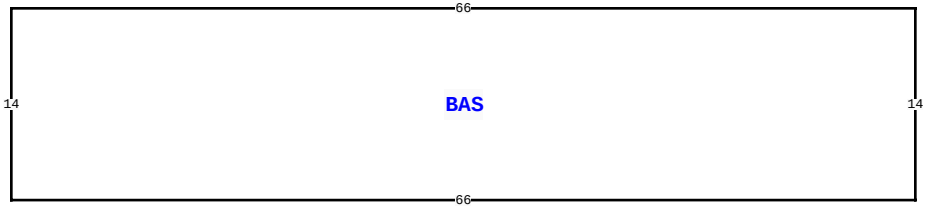
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	4617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	20,738
TOTALS	924			924	20,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	93.5100	56.11	51,846	1985	1985	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2023 Heated Area: 924 HX Base Yr



107 SW BLOOMING ACRES LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	236,356
TOTAL MARKET OB/XF VALUE	56,000
TOTAL LAND VALUE - MARKET	66,840
TOTAL MARKET VALUE	359,196
SOH/AGL Deduction	0
ASSESSED VALUE	359,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,196
TOTAL JUST VALUE	359,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,196

XFOB:12:1: COUNTRY MANOR

LAND:1:1: ALREADY SUITED FOR MH PARK (NEW LU NOT P

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2130	9/26/2022	WD	U	I	11	100
GRANTOR: SMITH, WYSS AND ASSOC						
GRANTEE: BLOOMING ACRES MHP						
1456/1698	12/22/2021	WD	Q	I	01	500,000
GRANTOR: DEERCREEK INVESTMENTS						
GRANTEE: SMITH, WYSS AND ASS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/27/2023 BY JB Total Acres: 5.57 Total Land Value: 66,840 Market: 0 Agricultural: 0 Common: 66,840 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SE1/4 OF NE1/4, S CONCR MONU ON S R/W LINE OF SW S GRD RD), W 326.35 FT FOR POB, S

BLOOMING ACRES MHP LLC
107 SW BLOOMING ACRES LP
LAKE CITY, FL 32024

2027

05-4S-16-02773-002

BUILDING CHARACTERISTICS

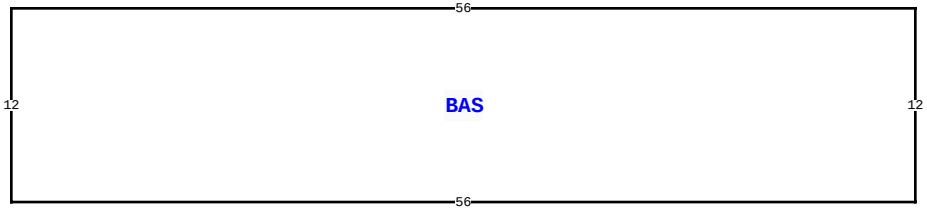
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	4617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	14,212
TOTALS	672			672	14,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	88.1100	52.87	35,529	1973	1973	0	0	0	60.00	40.00

3 MOBILE HME 0% - 2023 Heated Area: 672 HX Base Yr



107 SW BLOOMING ACRES LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	236,356
TOTAL MARKET OB/XF VALUE	56,000
TOTAL LAND VALUE - MARKET	66,840
TOTAL MARKET VALUE	359,196
SOH/AGL Deduction	0
ASSESSED VALUE	359,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,196
TOTAL JUST VALUE	359,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2130	9/26/2022	WD	U	I	11	100
GRANTOR: SMITH, WYSS AND ASSOC						
GRANTEE: BLOOMING ACRES MHP						
1456/1698	12/22/2021	WD	Q	I	01	500,000
GRANTOR: DEERCREEK INVESTMENTS						
GRANTEE: SMITH, WYSS AND ASS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56 S12 E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/27/2023 BY JB Total Acres: 5.57 Total Land Value: 66,840 Market: 0 Agricultural: 0 Common: 66,840 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SE1/4 OF NE1/4, S CONCR MONU ON S R/W LINE OF SW S GRD RD), W 326.35 FT FOR POB, S

BLOOMING ACRES MHP LLC
107 SW BLOOMING ACRES LP
LAKE CITY, FL 32024

2027

05-4S-16-02773-002

BUILDING CHARACTERISTICS

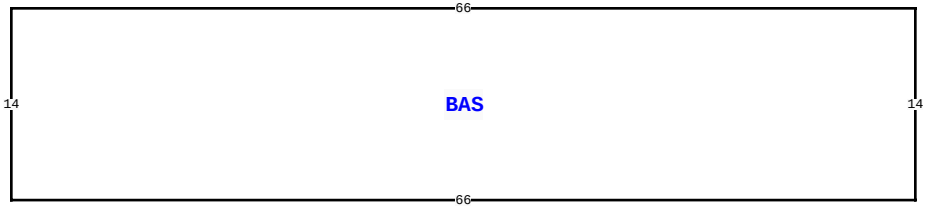
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	4617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	21,536
TOTALS	924			924	21,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	97.1100	58.27	53,841	1998	1998	0	0	0	60.00	40.00

4 MOBILE HME 0% - 2023 Heated Area: 924 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

107 SW BLOOMING ACRES LOOP, LAKE CITY

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 4 of 11 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	236,356
TOTAL MARKET OB/XF VALUE	56,000
TOTAL LAND VALUE - MARKET	66,840
TOTAL MARKET VALUE	359,196
SOH/AGL Deduction	0
ASSESSED VALUE	359,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,196
TOTAL JUST VALUE	359,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2130	9/26/2022	WD	U	I	11	100
GRANTOR: SMITH, WYSS AND ASSOC						
GRANTEE: BLOOMING ACRES MHP						
1456/1698	12/22/2021	WD	Q	I	01	500,000
GRANTOR: DEERCREEK INVESTMENTS						
GRANTEE: SMITH, WYSS AND ASS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/27/2023 BY JB Total Acres: 5.57 Total Land Value: 66,840 Market: 0 Agricultural: 0 Common: 66,840 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SE1/4 OF NE1/4, S CONCR MONU ON S R/W LINE OF SW S GRD RD), W 326.35 FT FOR POB, S

BLOOMING ACRES MHP LLC
107 SW BLOOMING ACRES LP
LAKE CITY, FL 32024

2027

05-4S-16-02773-002

BUILDING CHARACTERISTICS

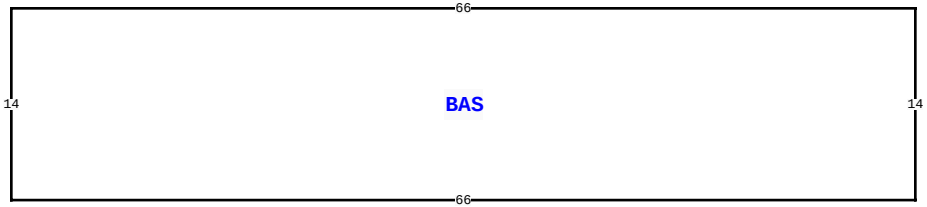
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	4617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	23,869
TOTALS	924			924	23,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	107.6355	64.58	59,672	1998	1998	0	0	0	60.00	40.00

5 MOBILE HME 0% - 2023 Heated Area: 924 HX Base Yr



107 SW BLOOMING ACRES LOOP, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 5 of 11 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	236,356
TOTAL MARKET OB/XF VALUE	56,000
TOTAL LAND VALUE - MARKET	66,840
TOTAL MARKET VALUE	359,196
SOH/AGL Deduction	0
ASSESSED VALUE	359,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,196
TOTAL JUST VALUE	359,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2130	9/26/2022	WD	U	I	11	100
GRANTOR: SMITH, WYSS AND ASSOC						
GRANTEE: BLOOMING ACRES MHP						
1456/1698	12/22/2021	WD	Q	I	01	500,000
GRANTOR: DEERCREEK INVESTMENTS						
GRANTEE: SMITH, WYSS AND ASS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/27/2023 BY JB Total Acres: 5.57 Total Land Value: 66,840 Market: 0 Agricultural: 0 Common: 66,840 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SE1/4 OF NE1/4, S CONCR MONU ON S R/W LINE OF SW S GRD RD), W 326.35 FT FOR POB, S

BLOOMING ACRES MHP LLC
107 SW BLOOMING ACRES LP
LAKE CITY, FL 32024

2027

05-4S-16-02773-002

BUILDING CHARACTERISTICS

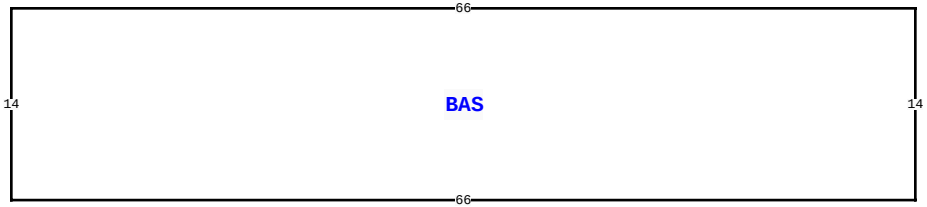
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	4617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	22,734
TOTALS	924			924	22,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	102.5100	61.51	56,835	1998	1998	0	0	0	60.00	40.00

6 MOBILE HME 0% - 2023 Heated Area: 924 HX Base Yr



BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 04/22/2026 MLU
AG DATE

107 SW BLOOMING ACRES LOOP, LAKE CITY

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 6 of 11 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	236,356
TOTAL MARKET OB/XF VALUE	56,000
TOTAL LAND VALUE - MARKET	66,840
TOTAL MARKET VALUE	359,196
SOH/AGL Deduction	0
ASSESSED VALUE	359,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,196
TOTAL JUST VALUE	359,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2130	9/26/2022	WD	U	I	11	100
GRANTOR: SMITH, WYSS AND ASSOC						
GRANTEE: BLOOMING ACRES MHP						
1456/1698	12/22/2021	WD	Q	I	01	500,000
GRANTOR: DEERCREEK INVESTMENTS						
GRANTEE: SMITH, WYSS AND ASS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/27/2023 BY JB Total Acres: 5.57 Total Land Value: 66,840 Market: 0 Agricultural: 0 Common: 66,840 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SE1/4 OF NE1/4, S CONCR MONU ON S R/W LINE OF SW S GRD RD), W 326.35 FT FOR POB, S

BLOOMING ACRES MHP LLC
107 SW BLOOMING ACRES LP
LAKE CITY, FL 32024

2027

05-4S-16-02773-002

BUILDING CHARACTERISTICS

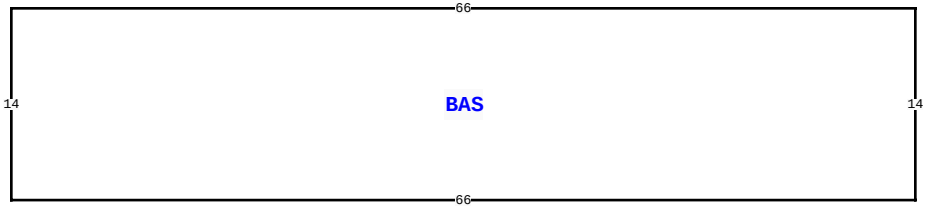
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	4617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	22,734
TOTALS	924			924	22,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	102.5100	61.51	56,835	1998	1998	0	0	0	60.00	40.00

8 MOBILE HME 0% - 2023 Heated Area: 924 HX Base Yr



BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 04/22/2026 MLU
AG DATE

107 SW BLOOMING ACRES LOOP, LAKE CITY

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 7 of 11 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	236,356
TOTAL MARKET OB/XF VALUE	56,000
TOTAL LAND VALUE - MARKET	66,840
TOTAL MARKET VALUE	359,196
SOH/AGL Deduction	0
ASSESSED VALUE	359,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,196
TOTAL JUST VALUE	359,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2130	9/26/2022	WD	U	I	11	100
GRANTOR: SMITH, WYSS AND ASSOC						
GRANTEE: BLOOMING ACRES MHP						
1456/1698	12/22/2021	WD	Q	I	01	500,000
GRANTOR: DEERCREEK INVESTMENTS						
GRANTEE: SMITH, WYSS AND ASS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/27/2023 BY JB Total Acres: 5.57 Total Land Value: 66,840 Market: 0 Agricultural: 0 Common: 66,840 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SE1/4 OF NE1/4, S CONCR MONU ON S R/W LINE OF SW S GRD RD), W 326.35 FT FOR POB, S

BLOOMING ACRES MHP LLC
107 SW BLOOMING ACRES LP
LAKE CITY, FL 32024

2027

05-4S-16-02773-002

BUILDING CHARACTERISTICS

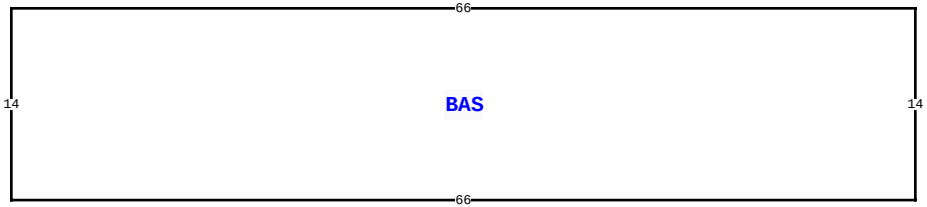
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	4617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	22,734
TOTALS	924			924	22,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	102.5100	61.51	56,835	1998	1998	0	0	0	60.00	40.00

9 MOBILE HME 0% - 2023 Heated Area: 924 HX Base Yr



BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE 04/22/2026 MLU
AG DATE

107 SW BLOOMING ACRES LOOP, LAKE CITY

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 8 of 11 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	236,356
TOTAL MARKET OB/XF VALUE	56,000
TOTAL LAND VALUE - MARKET	66,840
TOTAL MARKET VALUE	359,196
SOH/AGL Deduction	0
ASSESSED VALUE	359,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,196
TOTAL JUST VALUE	359,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2130	9/26/2022	WD	U	I	11	100
GRANTOR: SMITH, WYSS AND ASSOC						
GRANTEE: BLOOMING ACRES MHP						
1456/1698	12/22/2021	WD	Q	I	01	500,000
GRANTOR: DEERCREEK INVESTMENTS						
GRANTEE: SMITH, WYSS AND ASS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/27/2023 BY JB Total Acres: 5.57 Total Land Value: 66,840 Market: 0 Agricultural: 0 Common: 66,840 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SE1/4 OF NE1/4, S CONCR MONU ON S R/W LINE OF SW S GRD RD), W 326.35 FT FOR POB, S

BLOOMING ACRES MHP LLC
107 SW BLOOMING ACRES LP
LAKE CITY, FL 32024

2027

05-4S-16-02773-002

BUILDING CHARACTERISTICS

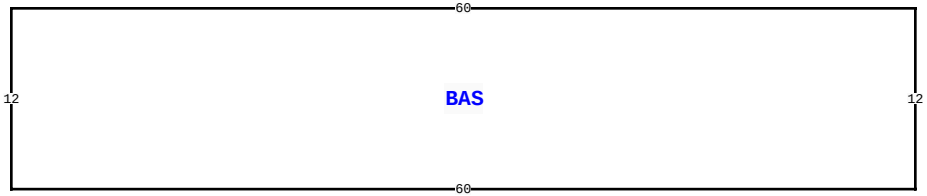
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	4617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	16,937
TOTALS	720			720	16,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	720	98.0100	58.81	42,343	1972	1972	0	0	0	60.00	40.00

10 MOBILE HME 0% - 2023 Heated Area: 720 HX Base Yr



107 SW BLOOMING ACRES LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 9 of 11 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	236,356
TOTAL MARKET OB/XF VALUE	56,000
TOTAL LAND VALUE - MARKET	66,840
TOTAL MARKET VALUE	359,196
SOH/AGL Deduction	0
ASSESSED VALUE	359,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,196
TOTAL JUST VALUE	359,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2130	9/26/2022	WD	U	I	11	100
GRANTOR: SMITH, WYSS AND ASSOC						
GRANTEE: BLOOMING ACRES MHP						
1456/1698	12/22/2021	WD	Q	I	01	500,000
GRANTOR: DEERCREEK INVESTMENTS						
GRANTEE: SMITH, WYSS AND ASS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S12 E60 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/27/2023 BY JB Total Acres: 5.57 Total Land Value: 66,840 Market: 0 Agricultural: 0 Common: 66,840 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SE1/4 OF NE1/4, S CONCR MONU ON S R/W LINE OF SW S GRD RD), W 326.35 FT FOR POB, S

BLOOMING ACRES MHP LLC
107 SW BLOOMING ACRES LP
LAKE CITY, FL 32024

2027

05-4S-16-02773-002

BUILDING CHARACTERISTICS

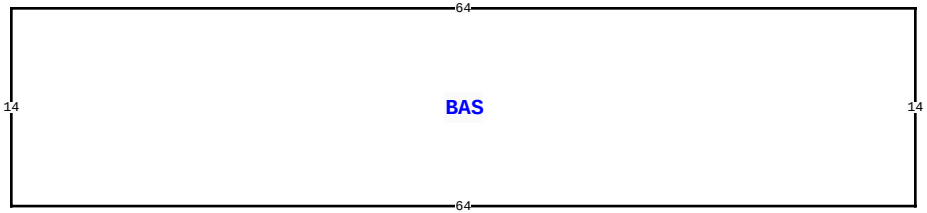
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	4617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	20,110
TOTALS	896			896	20,110

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	896	93.5100	56.11	50,275	1986	1986	0	0	0	60.00	40.00

11 MOBILE HME 0% - 2023 Heated Area: 896 HX Base Yr



107 SW BLOOMING ACRES LOOP, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 10 of 11 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	236,356
TOTAL MARKET OB/XF VALUE	56,000
TOTAL LAND VALUE - MARKET	66,840
TOTAL MARKET VALUE	359,196
SOH/AGL Deduction	0
ASSESSED VALUE	359,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,196
TOTAL JUST VALUE	359,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2130	9/26/2022	WD	U	I	11	100
GRANTOR: SMITH, WYSS AND ASSOC						
GRANTEE: BLOOMING ACRES MHP						
1456/1698	12/22/2021	WD	Q	I	01	500,000
GRANTOR: DEERCREEK INVESTMENTS						
GRANTEE: SMITH, WYSS AND ASS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S14 E64 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/27/2023 BY JB Total Acres: 5.57 Total Land Value: 66,840 Market: 0 Agricultural: 0 Common: 66,840 PRINTED 11/17/2026 BY SYS

COMM NE COR OF SE1/4 OF NE1/4, S CONCR MONU ON S R/W LINE OF SW S GRD RD), W 326.35 FT FOR POB, S

BLOOMING ACRES MHP LLC
107 SW BLOOMING ACRES LP
LAKE CITY, FL 32024

2027

05-4S-16-02773-002

BUILDING CHARACTERISTICS

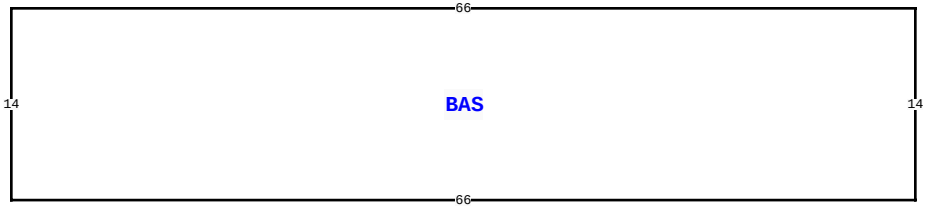
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	4617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100		924	22,113
TOTALS	924			924	22,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	99.7200	59.83	55,283	1995	1995	0	0	0	60.00	40.00

12 MOBILE HME 0% - 2023 Heated Area: 924 HX Base Yr



107 SW BLOOMING ACRES LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	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

COLUMBIA COUNTY PROPERTY

PAGE 11 of 11 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	236,356
TOTAL MARKET OB/XF VALUE	56,000
TOTAL LAND VALUE - MARKET	66,840
TOTAL MARKET VALUE	359,196
SOH/AGL Deduction	0
ASSESSED VALUE	359,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	359,196
TOTAL JUST VALUE	359,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	359,196

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1476/2130	9/26/2022	WD	U	I	11	100
GRANTOR: SMITH, WYSS AND ASSOC						
GRANTEE: BLOOMING ACRES MHP						
1456/1698	12/22/2021	WD	Q	I	01	500,000
GRANTOR: DEERCREEK INVESTMENTS						
GRANTEE: SMITH, WYSS AND ASS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/27/2023 BY JB Total Acres: 5.57 Total Land Value: 66,840 Market: 0 Agricultural: 0 Common: 66,840 PRINTED 11/17/2026 BY SYS