W1/2 OF SE1/4 OF SW1/4 OF NE
1/4. (TIMBERLANE MH PARK)
WD 1070-47.

TIMBERLANE MOBILE HOME COMMUNITY LLC
337 SW TOMPKINS ST
LAKE CITY, FL 32024

2026

09-4S-16-02824-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	2802	MH PARK	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	9416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

111 SW GREENBRIER CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	56,310
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	101,310
SOH/AGL Deduction	0
ASSESSED VALUE	101,310
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,310
TOTAL JUST VALUE	101,310
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,310

PRMT:2:1: 14X56

PRMT:11:1: NOT PARK OWNED

PRMT:1:1: 14X70 1993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053771	Roof Replacement	6,900	08/05/2025
000053126	Roof Replacement	5,040	05/16/2025
000052861	Roof Replacement	7,500	04/09/2025
000049518	Roof Replacement	6,000	03/28/2024
000049024	Roof Replacement	6,300	01/16/2024
38636	M H	325	09/20/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1070/0047	12/30/2005	WD	Q	V		173,800
GRANTOR: MARK AND PATTI GOODSO						
GRANTEE: TIMBERLANE MOBILE H						
0529/0495	1/01/1984	WD	Q	V		13,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	17.00	UT	4,300.00	4,300.00	50	0	0	3	50	36,550	
2	0166	CONC,PAVMT	0	0	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	6,800	
3	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	12,960	

LAND DESCRIPTION

TOTAL OB/XF 56,310

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		RMH-2	0.00	0.00	5.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	45,000							

REVIEW DATE 09/08/2025 BY chuck Total Acres: 5.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 06/08/2026 BY SYS