

BEG SE COR OF SW1/4, W 406.63 FT  
406.63 FT, S 535.63 FT TO POB. (SUNNY ACRES S/D UNIT 3 UNREC).

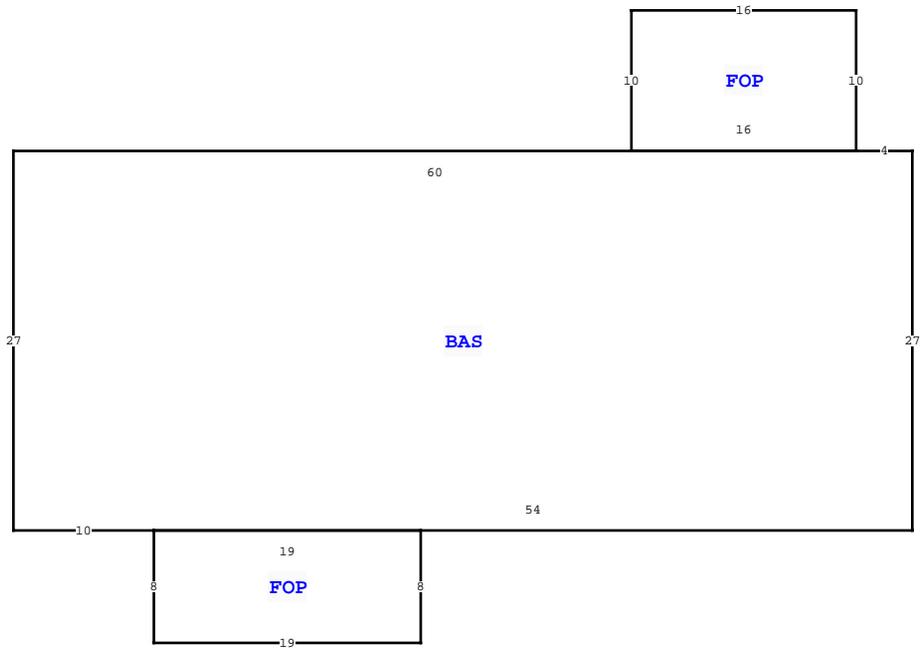
EVANS NANCY L SINGLETON  
544 SW SUNNY ACRES GLN  
LAKE CITY, FL 32024

**2026**

10-5S-16-03525-204

| BUILDING CHARACTERISTICS |                  | CONSTRUCTION |         |
|--------------------------|------------------|--------------|---------|
| ELEMENT                  | CD               |              |         |
| Exterior Wall            | 31               | VINYL SID    | 100     |
| Roof Structur            | 03               | GABLE/HIP    | 100     |
| Roof Cover               | 12               | MODULAR MT   | 100     |
| Interior Wall            | 05               | DRYWALL      | 100     |
| Interior Floor           | 14               | CARPET       | 90      |
| Interior Floor           | 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     |
| Architectural            | 01               | CONV         | 100     |
| Units                    |                  | 0            | 100     |
| Condition Adj            | 03               | 03           | 100     |
| Kitchen Adjus            | 01               | 01           | 100     |
| Quality                  | 05               | 05           |         |
| DOR CODE                 | 0200 MOBILE HOME |              |         |
| MAP NUM                  |                  | MKT AREA     | 01      |
| NEIGHBORHOOD/LOC         | 10516.050 1.00/  |              |         |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE  | YEAR    |
| BAS                      | 1,728            | 100          |         |
| FOP                      | 152              | 35           |         |
| FOP                      | 160              | 35           |         |
| TOTALS                   | 2,040            |              |         |
|                          |                  |              | 1,837   |
|                          |                  |              | 110,078 |

| MARKET ADJUSTMENTS                                      |     |           |             |                |                |      |      |      |      |      |        |
|---|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| TYPE  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
| 2021  | 02  | 1,837     | 115.9000    | 108.95         | 200,141        | 1998 | 1998 |      | 0    | 0    | 45.00  |
| 1 MANUF 1 100% - 2001 Heated Area: 1728 HX Base Yr 2001 |     |           |             |                |                |      |      |      |      |      |        |



| COLUMBIA COUNTY PROPERTY                           |                  |          |             |
|--|------------------|----------|-------------|
| VALUATION SUMMARY                                  |                  |          | PAGE 1 of 1 |
| VALUATION BY                                       |                  | STANDARD |             |
| Tax Group: 3                                       | Tax Dist:        |          |             |
| BUILDING MARKET VALUE                              | 110,078          |          |             |
| TOTAL MARKET OB/XF VALUE                           | 15,320           |          |             |
| TOTAL LAND VALUE - MARKET                          | 51,000           |          |             |
| TOTAL MARKET VALUE                                 | 176,398          |          |             |
| SOH/AGL Deduction                                  | 93,613           |          |             |
| ASSESSED VALUE                                     | 82,785           |          |             |
| TOTAL EXEMPTION VALUE                              | HX HB SX 82,785  |          |             |
| BASE TAXABLE VALUE                                 | 0                |          |             |
| TOTAL JUST VALUE                                   | 176,398          |          |             |
| NCON VALUE   | 0                |          |             |
| INCOME VALUE                                       |                  |          |             |
| PREVIOUS YEAR MKT VALUE                            | 172,148          |          |             |
| SALE:4:1: PARCEL #4 SUNNY ACRES UNIT 3 (10.70 AC)  |                  |          |             |
| SALE:3:1: PRCL #4 SUNNY ACRES UNIT 3               |                  |          |             |
| SALE:2:1: AKA PARCEL #4 UNIT III SUNNY ACRES-10.70 |                  |          |             |
| PERMIT NUM   | DESCRIPTION      | AMT      | ISSUED      |
| 000051865  | Roof Replacement | 13,000   | 12/17/2024  |
| 13747  | M H              | 125      | 03/11/1998  |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1526/1089                      | 10/31/2024 | LE U      |     | I   | 14     | 100        |
| GRANTOR: EVANS NANCY LOUISE FK |            |           |     |     |        |            |
| GRANTEE: SINGLETON PEGGY IRE   |            |           |     |     |        |            |
| 1490/2488                      | 5/19/2023  | LE U      |     | I   | 14     | 100        |
| GRANTOR: EVANS NANCY LOUISE FK |            |           |     |     |        |            |
| GRANTEE: EVANS NANCY LOUISE    |            |           |     |     |        |            |

| EXTRA FEATURES |            |             |         |     |    |          |    |          |                |           |         |
|----------------|------------|-------------|---------|-----|----|----------|----|----------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0190       | FPLC PF     | 0       | 100 | 0  | 1.00     | UT | 1,200.00 | 1,200.00       | 100       | 1998    |
| 2              | 0166       | CONC,PAVMT  | 0       | 100 | 0  | 1,240.00 | UT | 3.00     | 3.00           | 100       | 2007    |
| 3              | 9945       | Well/Sept   | 0       | 100 | 0  | 1.00     | UT | 7,000.00 | 7,000.00       | 100       |         |
| 4              | 0296       | SHED METAL  | 0       | 100 | 10 | 200.00   | UT | 12.00    | 12.00          | 100       | 2007    |
| 5              | 0060       | CARPORT F   | 0       | 100 | 20 | 400.00   | UT | 5.00     | 5.00           | 50        | 2007    |

| TOTAL OB/XF |          |     |                      |     |     |          |       |       |             |           |      |
|-------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|------|
| 15,320      |          |     |                      |     |     |          |       |       |             |           |      |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1           | 0200     | C   | MBL HM               | 100 |     | 00       | 0.00  | 0.00  | 5.00        | AC        | 1.00 |

| BUILDING NOTES   |  |  |  |  |  |  |
|--|--|--|--|--|--|--|
| BAS= W4 FOP= N10 W16 S10 E16\$ W60 S27 E10 FOP= S8 E19 N8 W19\$ E54 N27\$. |  |  |  |  |  |  |

| 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  | % COND      | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1                | 0200     | C   | MBL HM               | 100 |     | 00       | 0.00  | 0.00  | 5.00        | AC        | 1.00 | 1.00        | 0.85    | 12,000.00  | 10,200.00      | 51,000     |                             |      |         |      |     |    |        |