COMM SW COR OF NE1/4 OF NE1/4, R
R/W SR-245A, N 240.92 FT FOR POB
E 163.13 FT, S 210 FT, W 164.79

P&K OLIN GLN, LLC
454 NW HORIZON ST
LAKE CITY, FL 32055

2027

11-4S-17-08314-000

BUILDING CHARACTERISTICS

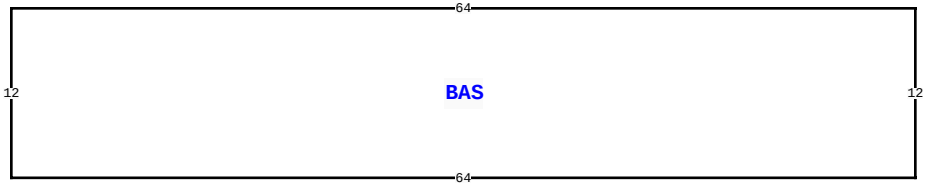
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	12,180
TOTALS	768			768	12,180

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	768	66.0825	39.65	30,451	1973	1973	0	0	0	60.00	40.00

1 MOBILE HME 0% - 0 Heated Area: 768 HX Base Yr



118 SE OLIN GLN, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 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
1	0259	MHP HOOKUP	0	0	0	0	6.00	UT	2,580.00	2,580.00	100	0	0	3	100	15,480	
2	0258	PATIO	0	0	0	0	4.00	UT	150.00	150.00	100	1993	1993	3	100	600	
3	0166	CONC,PAVMT	0	0	2	43	86.00	UT	1.50	1.50	100	1993	1993	3	100	129	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 6 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	65,688
TOTAL MARKET OB/XF VALUE	16,209
TOTAL LAND VALUE - MARKET	18,170
TOTAL MARKET VALUE	100,067
SOH/AGL Deduction	0
ASSESSED VALUE	100,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,067
TOTAL JUST VALUE	100,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,067

XFOB:1:1: 1 WELL & 2 SEPTICS

XFOB:7:1: AMER MH

XFOB:6:1: SILO MH

XFOB:5:1: REGNT MH NOT LIVABLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/1333	7/13/2026	WD	U	I	11	100
GRANTOR: OLIN ROBERT F JR						
GRANTEE: P&K OLIN GLN, LLC						
0834/1859	2/05/1997	WD	Q	I		49,900
GRANTOR: JAMES OLIN						
GRANTEE: ROBERT OLIN JR & KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S12 E64 N12$.

LAND DESCRIPTION

TOTAL OB/XF 16,209

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		A-1	0.00	0.00	0.79	AC		1.00	1.00	1.00	23,000.00	23,000.00	18,170							

REVIEW DATE 04/12/2017 BY DF Total Acres: 0.79 Total Land Value: 18,170 Market: 0 Agricultural: 0 Common: 18,170 PRINTED 11/17/2026 BY SYS

COMM SW COR OF NE1/4 OF NE1/4, R
R/W SR-245A, N 240.92 FT FOR POB
E 163.13 FT, S 210 FT, W 164.79

P&K OLIN GLN, LLC
454 NW HORIZON ST
LAKE CITY, FL 32055

2027

11-4S-17-08314-000

BUILDING CHARACTERISTICS

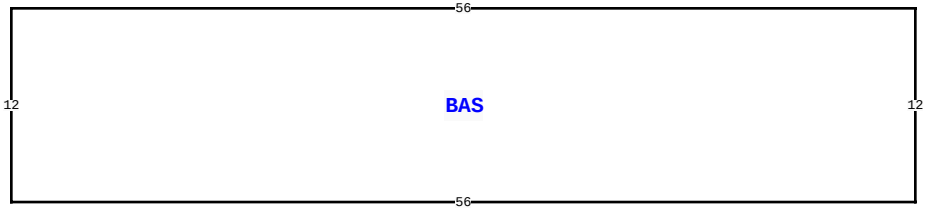
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
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Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	10,658
TOTALS	672			672	10,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	66.0825	39.65	26,645	1970	1970	0	0	0	60.00	40.00

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



118 SE OLIN GLN, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 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 2 of 6 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	65,688
TOTAL MARKET OB/XF VALUE	16,209
TOTAL LAND VALUE - MARKET	18,170
TOTAL MARKET VALUE	100,067
SOH/AGL Deduction	0
ASSESSED VALUE	100,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,067
TOTAL JUST VALUE	100,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,067

XFOB:4:1: GALA MH NOT LIVABLE

XFOB:3:1: STATE MH NOT LIVABLE

SALE:3:1: .79 ACRE & 6 MOBILE HOMES

XFOB:2:1: HOLI MH NOT LIVABLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/1333	7/13/2026	WD	U	I	11	100
GRANTOR: OLIN ROBERT F JR						
GRANTEE: P&K OLIN GLN, LLC						
0834/1859	2/05/1997	WD	Q	I		49,900
GRANTOR: JAMES OLIN						
GRANTEE: ROBERT OLIN JR & KI						

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 04/12/2017 BY DF Total Acres: 0.79 Total Land Value: 18,170 Market: 0 Agricultural: 0 Common: 18,170 PRINTED 11/17/2026 BY SYS

COMM SW COR OF NE1/4 OF NE1/4, R
R/W SR-245A, N 240.92 FT FOR POB
E 163.13 FT, S 210 FT, W 164.79

P&K OLIN GLN, LLC
454 NW HORIZON ST
LAKE CITY, FL 32055

2027

11-4S-17-08314-000

BUILDING CHARACTERISTICS

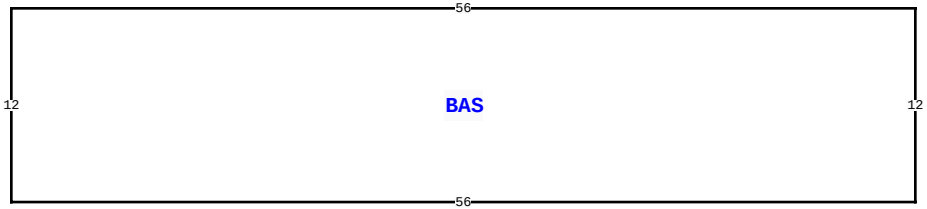
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Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	10,658
TOTALS	672			672	10,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	66.0825	39.65	26,645	1973	1973	0	0	0	60.00	40.00

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



118 SE OLIN GLN, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 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 3 of 6 — 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	65,688
TOTAL MARKET OB/XF VALUE	16,209
TOTAL LAND VALUE - MARKET	18,170
TOTAL MARKET VALUE	100,067
SOH/AGL Deduction	0
ASSESSED VALUE	100,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,067
TOTAL JUST VALUE	100,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,067

SALE:2:1: MH PARK W/ 6 VERY OLD M/H

LAND:1:1: INDEPTH STUDY 1996

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/1333	7/13/2026	WD	U	I	11	100
GRANTOR: OLIN ROBERT F JR						
GRANTEE: P&K OLIN GLN, LLC						
0834/1859	2/05/1997	WD	Q	I		49,900
GRANTOR: JAMES OLIN						
GRANTEE: ROBERT OLIN JR & KI						

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 04/12/2017 BY DF Total Acres: 0.79 Total Land Value: 18,170 Market: 0 Agricultural: 0 Common: 18,170 PRINTED 11/17/2026 BY SYS

COMM SW COR OF NE1/4 OF NE1/4, R
R/W SR-245A, N 240.92 FT FOR POB
E 163.13 FT, S 210 FT, W 164.79

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BUILDING CHARACTERISTICS

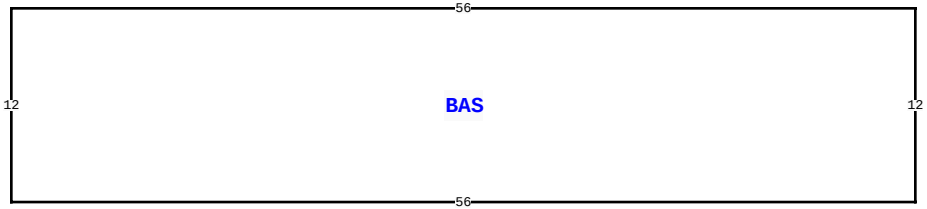
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Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	10,658
TOTALS	672			672	10,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	66.0825	39.65	26,645	1972	1972	0	0	0	60.00	40.00

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



118 SE OLIN GLN, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 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 4 of 6 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
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TOTAL MARKET VALUE	100,067
SOH/AGL Deduction	0
ASSESSED VALUE	100,067
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,067
TOTAL JUST VALUE	100,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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0834/1859	2/05/1997	WD	Q	I		49,900
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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 04/12/2017 BY DF Total Acres: 0.79 Total Land Value: 18,170 Market: 0 Agricultural: 0 Common: 18,170 PRINTED 11/17/2026 BY SYS

COMM SW COR OF NE1/4 OF NE1/4, R
R/W SR-245A, N 240.92 FT FOR POB
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BUILDING CHARACTERISTICS

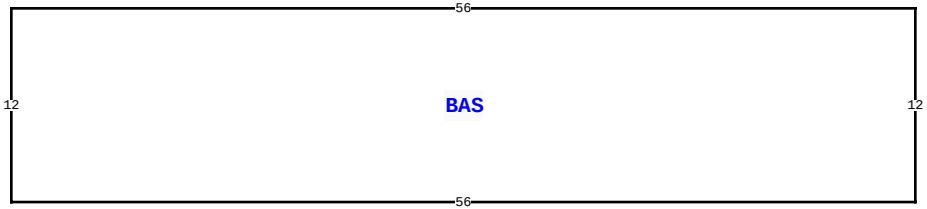
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Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	10,658
TOTALS	672			672	10,658

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	66.0825	39.65	26,645	1973	1973	0	0	0	60.00	40.00

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



118 SE OLIN GLN, LAKE CITY

BLD DATE		LGL DATE	05/14/2026 MLU
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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 6 3

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BASE TAXABLE VALUE	100,067
TOTAL JUST VALUE	100,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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0834/1859	2/05/1997	WD	Q	I		49,900
GRANTOR: JAMES OLIN						
GRANTEE: ROBERT OLIN JR & KI						

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 04/12/2017 BY DF Total Acres: 0.79 Total Land Value: 18,170 Market: 0 Agricultural: 0 Common: 18,170 PRINTED 11/17/2026 BY SYS

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E 163.13 FT, S 210 FT, W 164.79

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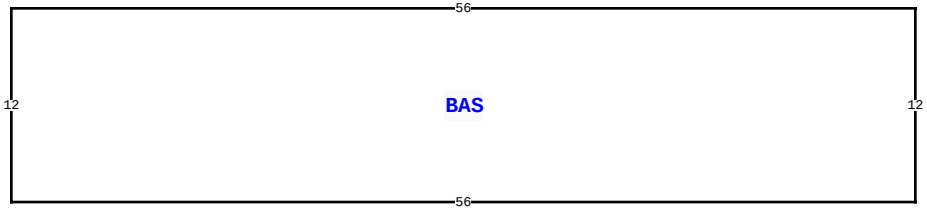
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Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	10,876
TOTALS	672			672	10,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	67.4325	40.46	27,189	1974	1974	0	0	0	60.00	40.00

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



118 SE OLIN GLN, LAKE CITY

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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

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,067
TOTAL JUST VALUE	100,067
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: OLIN ROBERT F JR						
GRANTEE: P&K OLIN GLN, LLC						
0834/1859	2/05/1997	WD	Q	I		49,900
GRANTOR: JAMES OLIN						
GRANTEE: ROBERT OLIN JR & KI						

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 04/12/2017 BY DF Total Acres: 0.79 Total Land Value: 18,170 Market: 0 Agricultural: 0 Common: 18,170 PRINTED 11/17/2026 BY SYS