COMM NW COR OF NW1/4, RUN S 280 E 480 FT, N 250 FT, E 33 FT, S 1 FT, N 1040 FT TO POB.

CAMHP LLC
5124 SPECTACULAR BID DR
WESLEY CHAPEL, FL 33544

2027

11-5S-17-09205-003

BUILDING CHARACTERISTICS

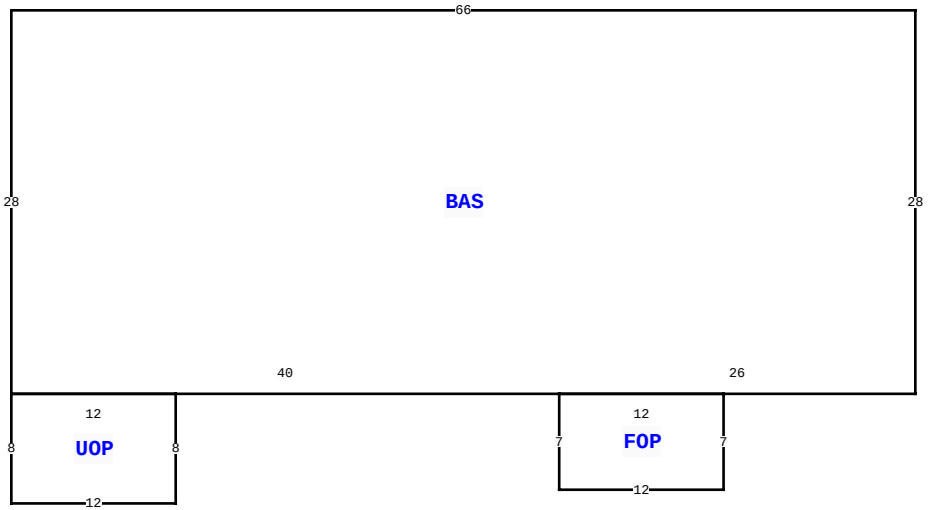
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100		1,848	45,867
FOP	84	35		29	720
UOP	96	25		24	596
TOTALS	2,028			1,901	47,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,901	103.4100	62.05	117,957	1986	1986	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2023 Heated Area: 1848 HX Base Yr



148 SE DOVE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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
1	0214	GRN HOUSE	0	0	16	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0040	BARN,POLE	0	0	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	47,183
TOTAL MARKET OB/XF VALUE	9,100
TOTAL LAND VALUE - MARKET	29,636
TOTAL MARKET VALUE	85,919
SOH/AGL Deduction	0
ASSESSED VALUE	85,919
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,919
TOTAL JUST VALUE	85,919
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	85,919

SALE:1:1: 8.93 AC SWAMP SPLIT FROM 09205-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/574	3/30/2026	WD	U	I	11	0
GRANTOR: WELSCH DONALD W						
GRANTEE: CAMHP LLC						
1562/1731	3/06/2026	WD	Q	I	05	850,000
GRANTOR: HICKORY PROPERTY HOLD						
GRANTEE: WELSCH DONALD W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S28 UOP= S8 E12 N8 W12$ E40 FOP= S7 E12 N7 W12$ E26N28$.

LAND DESCRIPTION

TOTAL OB/XF 9,100

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	0200	C	MBL HM	0		A-1	0.00	0.00	2.51	AC		1.00	1.00	1.00	9,000.00	9,000.00	22,590							
2	9630	C	SWAMP	0		A-1	0.00	0.00	9.43	AC		1.00	1.00	1.00	270.00	270.00	2,546							
3	0000	C	VAC RES	0		00	0.00	0.00	0.50	AC		1.00	1.00	1.00	9,000.00	9,000.00	4,500							

REVIEW DATE 07/16/2026 BY TP Total Acres: 12.44 Total Land Value: 29,636 Market: 0 Agricultural: 0 Common: 29,636 PRINTED 11/17/2026 BY SYS