

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

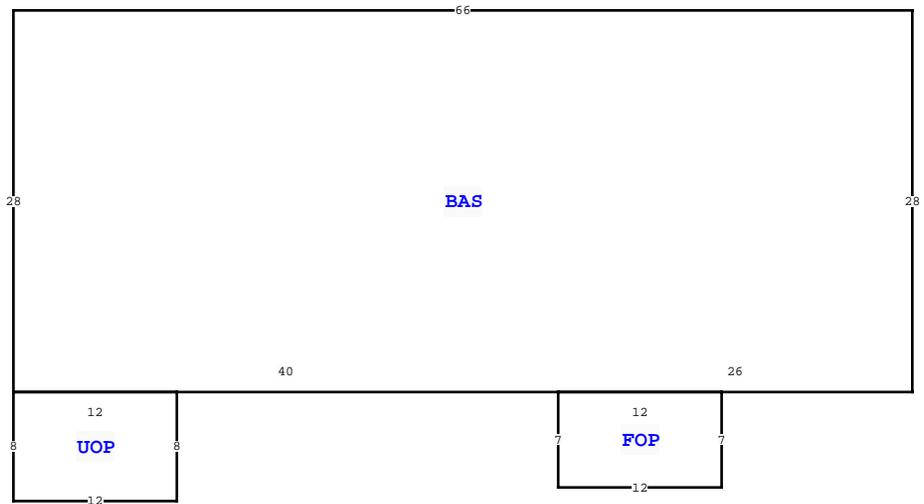
2026

11-5S-17-09205-003



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		2	100
Bathrooms		2	100
Stories	1.	1.	100
Architctual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0200MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,848	100	
FOP	84	35	
UOP	96	25	
TOTALS	2,028		

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	65.15	123,850	1986	1986	0	0	60.00	40.00		
1 MOBILE HME 0% - 2023 Heated Area: 1848 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			49,540
TOTAL MARKET OB/XF VALUE			9,100
TOTAL LAND VALUE - MARKET			29,636
TOTAL MARKET VALUE			88,276
SOH/AGL Deduction			0
ASSESSED VALUE			88,276
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			88,276
TOTAL JUST VALUE			88,276
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						

EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0214	GRN HOUSE	0	0	16	20	1.00	UT	0.00	0.00
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00
3	0040	BARN, POLE	0	0	0	0	1.00	UT	0.00	0.00
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00
6	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00
7	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00

TOTAL OB/XF													
9,100													
BLD DATE		LGL DATE		05/07/2026	MLU								
XF DATE		LAND DATE											
INC DATE		AG DATE											

BUILDING NOTES									
148 SE DOVE CT, LAKE CITY									

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

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	DPH 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							