



ELEMENT		BUILDING CHARACTERISTICS	
CD	CONSTRUCTION		
05	AVERAGE 100		
03	GABLE/HIP 100		
12	MODULAR MT 100		
05	DRYWALL 100		
14	CARPET 90		
08	SHT VINYL 10		
03	CENTRAL 100		
04	AIR DUCTED 100		
2	100		
1	100		
1.1	100		
01	CONV 100		
0	100		
03	03 100		
01	01 100		
05	05		
2802	MH PARK		
02			
11517.00	1.00/		
924	100	924	47,771
924		924	47,771

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND														
0200	02	924	111.9000	94.00	86,856	1987	1987	0	0	45.00	55.00														
1 MANUF 1 0% - 2023 Heated Area: 924 HX Base Yr																									
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>05/06/2026</td> <td></td> <td>MLU</td> </tr> </tbody> </table>														BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				05/06/2026		MLU
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE																				
			05/06/2026		MLU																				

COLUMBIA COUNTY PROPERTY				PAGE 1 of 12	3	
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 3				Tax Dist:		
BUILDING MARKET VALUE				557,080		
TOTAL MARKET OB/XF VALUE				52,100		
TOTAL LAND VALUE - MARKET				38,500		
TOTAL MARKET VALUE				647,680		
SOH/AGL Deduction				0		
ASSESSED VALUE				647,680		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				647,680		
TOTAL JUST VALUE				647,680		
NCON VALUE				0		
INCOME VALUE				0		
PREVIOUS YEAR MKT VALUE				634,406		
XFOB:1:1: GOES WITH HX-PER FIELD-SEE CARD						
PERMIT NUM						
DESCRIPTION		AMT		ISSUED		
18002	M H	125	03/02/2001			
14814	M H	125	12/16/1998			
11765	PUMP/UTPOL	30	10/17/1996			
11760	M H	125	10/15/1996			
11759	M H	125	10/15/1996			
9339	M H	125	02/08/1995			
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 S14 E66 N14\$.						

EXTRA FEATURES															
L N	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	0021	BARN,FR AE	0	0 16 52	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0259	MHP HOOKUP	0	0 0 0	12.00	UT	4,300.00	4,300.00	100	0	0	3	100	51,600	

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	0210	C	TRLR PARK	0		A-1	0.00	0.00	2.75	AC		1.00	1.00	1.00	14,000.00	14,000.00	38,500							

COMM NW COR OF NW1/4, RUN S 30 F  
 GABE RD FOR POB, RUN E ALONG R/W  
 250 FT, W 480, N 250 FT TO POB.

CAMHP LLC  
 5124 SPECTACULAR BID DR  
 WESLEY CHAPEL, FL 33544

2026

11-5S-17-09206-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	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	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	924	100	
TOTALS	924		924

MARKET ADJUSTMENTS																								
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND													
2	MANUF	1	0%	- 2023																				
					Heated Area: 924																			
						HX Base Yr																		
<div style="border: 1px solid black; width: 100%; height: 100%; position: relative;"> <span style="position: absolute; top: 50%; left: 50%; transform: translate(-50%, -50%); font-size: 2em; color: blue;">BAS</span> </div>																								
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/06/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	05/06/2026	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																						
XF DATE		LAND DATE	05/06/2026																					
INC DATE		AG DATE	MLU																					

COLUMBIA COUNTY PROPERTY		PAGE 2 of 12	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			557,080
TOTAL MARKET OB/XF VALUE			52,100
TOTAL LAND VALUE - MARKET			38,500
TOTAL MARKET VALUE			647,680
SOH/AGL Deduction			0
ASSESSED VALUE			647,680
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			647,680
TOTAL JUST VALUE			647,680
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			634,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9326	M H	125	02/06/1995

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	ORIG COND	YEAR ON												
572 SE GABE ST, LAKE CITY																								
<table border="1" style="width: 100%;"> <tr> <td>BLD DATE</td> <td></td> <td>LGL DATE</td> <td></td> </tr> <tr> <td>XF DATE</td> <td></td> <td>LAND DATE</td> <td>05/06/2026</td> </tr> <tr> <td>INC DATE</td> <td></td> <td>AG DATE</td> <td>MLU</td> </tr> </table>													BLD DATE		LGL DATE		XF DATE		LAND DATE	05/06/2026	INC DATE		AG DATE	MLU
BLD DATE		LGL DATE																						
XF DATE		LAND DATE	05/06/2026																					
INC DATE		AG DATE	MLU																					
<table border="1" style="width: 100%;"> <tr> <th>YEAR ACTUAL</th> <th>Q</th> <th>% COND</th> <th>OB/XF MKT VALUE</th> <th>NOTES</th> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>													YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																				

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W66 S14 E66 N14\$.

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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
0																									









COMM NW COR OF NW1/4, RUN S 30 F  
 GABE RD FOR POB, RUN E ALONG R/W  
 250 FT, W 480, N 250 FT TO POB.

CAMHP LLC  
 5124 SPECTACULAR BID DR  
 WESLEY CHAPEL, FL 33544

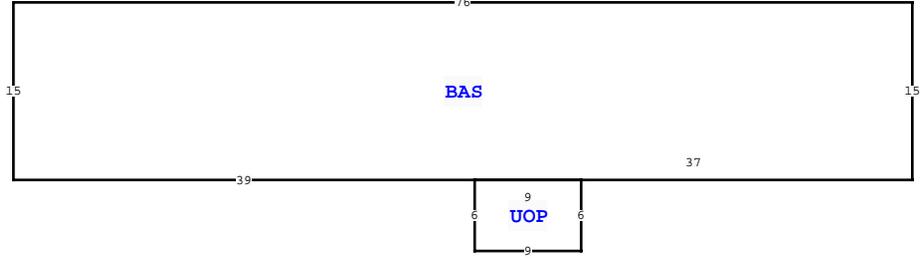
2026

11-5S-17-09206-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	01	MINIMUM	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
Architactual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	11517.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,140	100	
UOP	54	25	
TOTALS	1,194		1,154 56,996

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
2000	02	1,154	106.9000	89.80	103,629	1996	1996	0	0	45.00	55.00	
7 MANUF 1 0% - 2023 Heated Area: 1140 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 7 of 12	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			557,080
TOTAL MARKET OB/XF VALUE			52,100
TOTAL LAND VALUE - MARKET			38,500
TOTAL MARKET VALUE			647,680
SOH/AGL Deduction			0
ASSESSED VALUE			647,680
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			647,680
TOTAL JUST VALUE			647,680
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			634,406

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		572 SE GABE ST, LAKE CITY															
L N	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

LAND DESCRIPTION		TOTAL OB/XF											0											
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

**BUILDING NOTES**

**BUILDING DIMENSIONS**  
 BAS= W76 S15 E39 UOP= S6 E9 N6 W9\$ E37 N15\$.









