ALL THAT PORTION OF SEC 1,2,11 &
US 41, N OF SR-131 & S OF CARTER

J&J FLORIDA DEVELOPMENT, LLC
242 SE MIMOSA PL
LAKE CITY, FL 32025

2027

12-3S-16-02069-000

BUILDING CHARACTERISTICS

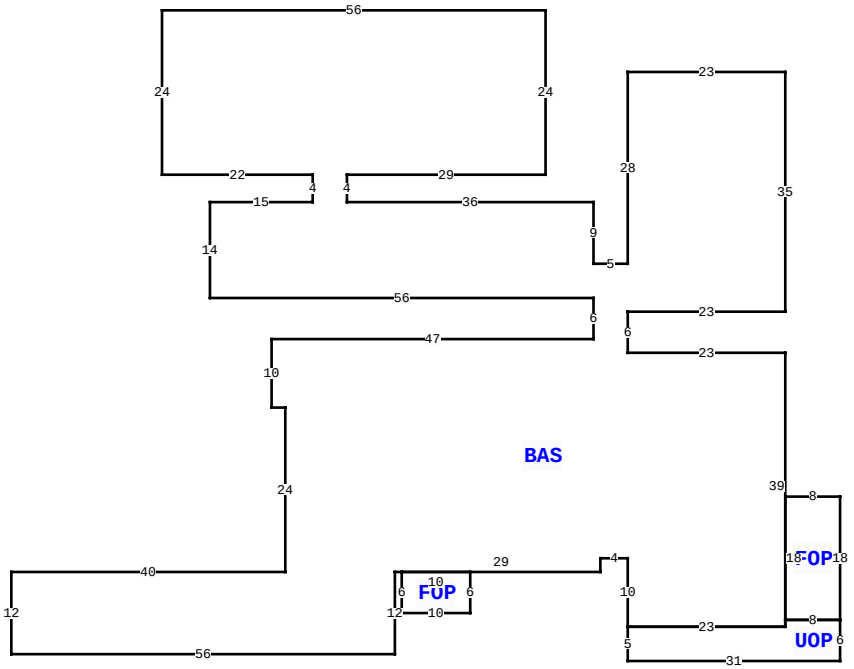
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 50
Exterior Wall	26	ALM SIDING 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		24 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	01	01
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,312	100		6,312	86,449
FOP	60	30		18	246
FOP	144	30		43	589
UOP	163	20		33	452
TOTALS	6,679			6,406	87,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	04	6,406	57.0700	34.24	219,341	1975	1975	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2024 Heated Area: 6312 HX Base Yr



282 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	
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	0040	BARN,POLE	0	0	20	41	820.00	UT	2.00	2.00	100	1993	1993	3	100	1,640	
2	0040	BARN,POLE	0	0	24	83	1,992.00	UT	3.00	3.00	100	1993	1993	3	100	5,976	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	101,948
TOTAL MARKET OB/XF VALUE	14,616
TOTAL LAND VALUE - MARKET	232,024
TOTAL MARKET VALUE	348,588
SOH/AGL Deduction	0
ASSESSED VALUE	348,588
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,588
TOTAL JUST VALUE	348,588
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	348,588

BLDG:1:1: SEVERAL MH CONNECTED TOGETHER

SALE:1:1: SALE INCL RE#01909-002, 01912, 02068 & 0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055410	Electrical Servic		04/02/2026
000055411	Electrical Servic		04/02/2026
000055412	Electrical Servic		04/02/2026
000055413	Electrical Servic		04/02/2026
000055414	Electrical Servic		04/02/2026
000053914	Right-of-Way Acce		08/26/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/2053	7/07/2023	WD	Q	I	01	375,000
GRANTOR: HAFNER HALA J						
GRANTEE: J&J FLORIDA DEVELOP						
1494/2051	7/07/2023	WD	U	I	11	100
GRANTOR: CARIB INVESTMENTS INC						
GRANTEE: HAFNER HALA J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S28 W5 N9 W36 N4 E29N24 W56 S24 E22 S4 W15 S14 E56S6 W47 S10 E2 S24 W40 S12 E56 N12 E1 FOP= S6 E10 N6 W10$ E29 N2 E4 S10 UOP= S5 E31 N6 W8 S1 W23$ E23 N1 FOP= E8 N18W8 S18$ N39 W23 N6 E23 N35$.

LAND DESCRIPTION

TOTAL OB/XF 14,616

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		CHI	0.00	0.00	6.90	AC		1.00	1.00	0.80	13,000.00	10,400.00	71,760							
2	0000	C	VAC RES	0		A-1	0.00	0.00	5.13	AC		1.00	1.00	0.80	13,000.00	10,400.00	53,352							
3	1000	C	VACANT COMME	0		CHI	0.00	0.00	10.28	AC		1.00	1.00	0.80	13,000.00	10,400.00	106,912							

REVIEW DATE 08/25/2023 BY ME Total Acres: 22.31 Total Land Value: 232,024 Market: 0 Agricultural: 0 Common: 232,024 PRINTED 11/16/2026 BY SYS

ALL THAT PORTION OF SEC 1,2,11 &
US 41, N OF SR-131 & S OF CARTER

J&J FLORIDA DEVELOPMENT, LLC
242 SE MIMOSA PL
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2027

12-3S-16-02069-000

BUILDING CHARACTERISTICS

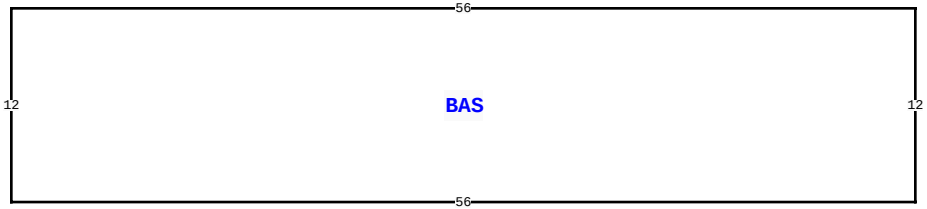
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0202	MOBILE HOME/M HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	14,212
TOTALS	672			672	14,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	672	88.1100	52.87	35,529	1973	1973	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2024 Heated Area: 672 HX Base Yr



282 NW FALLING CREEK RD, LAKE CITY

BLD DATE		LGL DATE	
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

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ASSESSED VALUE	348,588
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	348,588
TOTAL JUST VALUE	348,588
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	348,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053356	Right-of-Way Acce		06/11/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1494/2053	7/07/2023	WD	Q	I	01	375,000
GRANTOR: HAFNER HALA J						
GRANTEE: J&J FLORIDA DEVELOP						
1494/2051	7/07/2023	WD	U	I	11	100
GRANTOR: CARIB INVESTMENTS INC						
GRANTEE: HAFNER HALA J						

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 08/25/2023 BY ME Total Acres: 22.31 Total Land Value: 232,024 Market: 0 Agricultural: 0 Common: 232,024 PRINTED 11/16/2026 BY SYS