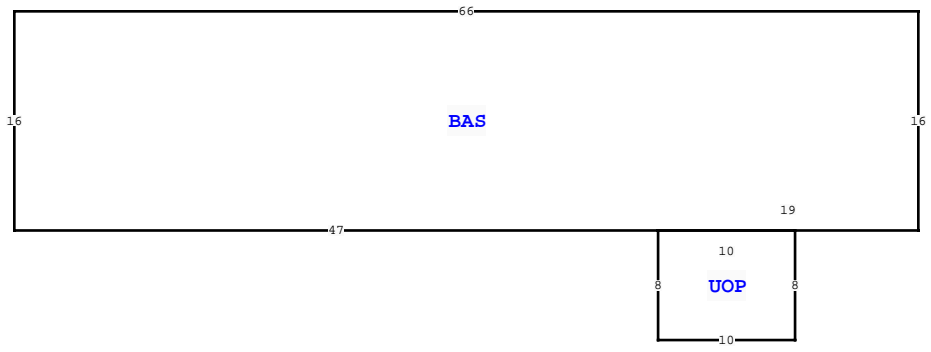


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	12316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,056	100	
UOP	80	25	
TOTALS	1,136		1,076 20,689

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	MOBILE HME	0%	0								
Heated Area: 1056 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 8
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			367,595
TOTAL MARKET OB/XF VALUE			23,000
TOTAL LAND VALUE - MARKET			36,000
TOTAL MARKET VALUE			426,595
SOH/AGL Deduction			0
ASSESSED VALUE			426,595
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			426,595
TOTAL JUST VALUE			426,595
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			434,147
BLDG:8:4: #	160		
BLDG:7:4: #	120		
BLDG:6:4: #	140		
BLDG:5:4: #	130		
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042985	Mobile Home		10/19/2021
40631	M H	0	10/06/2020
40367	ELECTRICAL	0	08/17/2020
31005	M H	375	05/03/2013
30826	M H	325	03/06/2013
30825	M H	325	03/06/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1566/900	4/20/2026	WD	Q	I	01	750,000
GRANTOR: ATRAC PROPERTIES, LLC						
GRANTEE: ALPATA EARTH RENTAL						
1346/2447	10/27/2017	WD	Q	I	03	290,000
GRANTOR: JAY S DAVIS						
GRANTEE: ATRAC PROPERTIES, L						

EXTRA FEATURES		TOTALS	
L N	OB/XF CODE	DESCRIPTION	ADJ UNIT PRICE
1	9945	Well/Sept	7,000.00
2	9947	Septic	3,000.00
3	9947	Septic	3,000.00
TOTALS			13,000.00

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	9945	Well/Sept	0	0	0	2.00	UT	7,000.00	7,000.00	100	
2	9947	Septic	0	0	0	2.00	UT	3,000.00	3,000.00	100	
3	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100	
TOTALS											

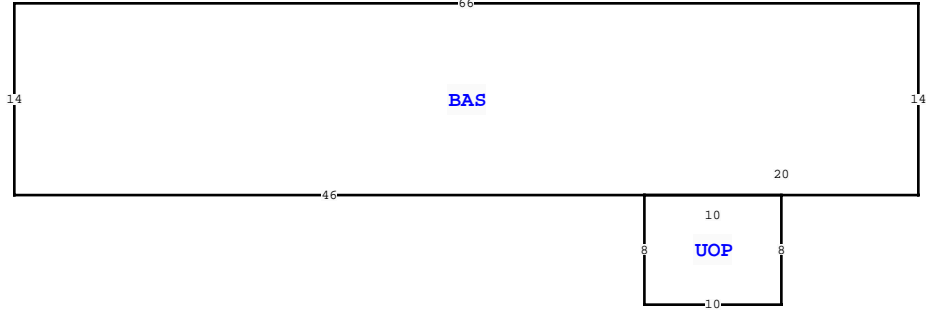
BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W66 S16 E47 UOP= S8 E10 N8 W10\$ E19 N16\$.			

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	3.00	AC		1.00	1.00	0.90	10,000.00	9,000.00	27,000							
2	0210	C	TRLR PARK	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.90	10,000.00	9,000.00	9,000							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 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	
Architctual	01	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Quality	03	03	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	12316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	924	100	21,178
UOP	80	25	458
TOTALS	1,004		21,636

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	944	95.4990	57.30	54,091	1988	1988	0	0	60.00	40.00
3 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr											



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 2 of 8
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		367,595	
TOTAL MARKET OB/XF VALUE		23,000	
TOTAL LAND VALUE - MARKET		36,000	
TOTAL MARKET VALUE		426,595	
SOH/AGL Deduction		0	
ASSESSED VALUE		426,595	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		426,595	
TOTAL JUST VALUE		426,595	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		434,147	
BLDG:3:3: # 102			
BLDG:2:3: # 128			
BLDG:1:3: # 206			
XFOB:9:1: OLD MH			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
30066	M H	325	04/11/2012
29684	M H	325	09/15/2011
29685	M H	325	09/15/2011
29574	M H	625	07/22/2011

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1566/900	4/20/2026	WD Q	Q	I	01	750,000
GRANTOR: ATRAC PROPERTIES, LLC						
GRANTEE: ALPATA EARTH RENTAL						
1346/2447	10/27/2017	WD Q	Q	I	03	290,000
GRANTOR: JAY S DAVIS						
GRANTEE: ATRAC PROPERTIES, L						

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

TOTAL OB/XF															
0															
154 NW ALPATA CT, LAKE CITY															
BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		04/10/2025		MLU	

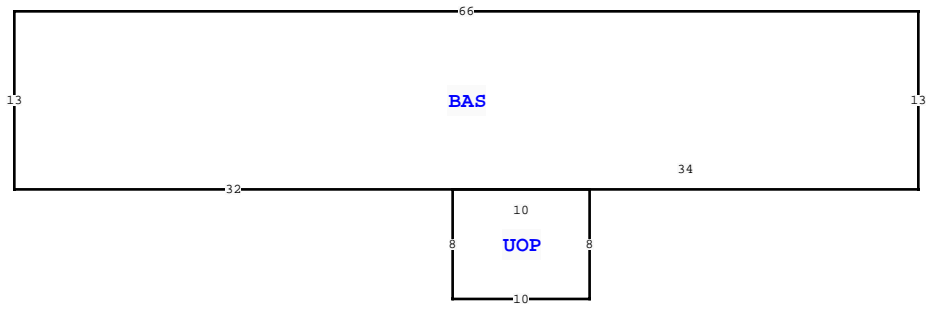
BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W66 S14 E46 UOP= S8 E10 N8 W10\$ E20 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	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	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
Architactual	01	CONV	100
Units		0	100
Condition Adj	02	02	100
Quality	03	03	
DOR CODE	2802MH PARK		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	12316.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	858	100	
UOP	80	25	
TOTALS	938		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4	MOBILE HME	0%	0								
				Heated Area: 858							
					HX Base Yr						



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 8
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			367,595
TOTAL MARKET OB/XF VALUE			23,000
TOTAL LAND VALUE - MARKET			36,000
TOTAL MARKET VALUE			426,595
SOH/AGL Deduction			0
ASSESSED VALUE			426,595
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			426,595
TOTAL JUST VALUE			426,595
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			434,147
XFOB:6:1: CATALINA M H			
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1566/900	4/20/2026	WD Q	Q	I	01	750,000
GRANTOR: ATRAC PROPERTIES, LLC						
GRANTEE: ALPATA EARTH RENTAL						
1346/2447	10/27/2017	WD Q	Q	I	03	290,000
GRANTOR: JAY S DAVIS						
GRANTEE: ATRAC PROPERTIES, L						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON

TOTAL OB/XF											
0											

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W66 S13 E32 UOP= S8 E10 N8 W10\$ E34 N13\$.											

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

