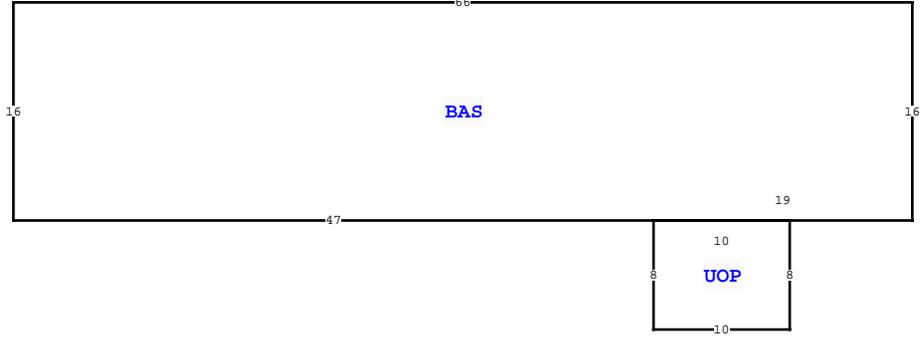




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	04	PLYWOOD	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		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 21,722

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,076	80.1090	50.47	54,306	1995	1995	0	0	60.00	40.00
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	383,987		
TOTAL MARKET OB/XF VALUE	23,000		
TOTAL LAND VALUE - MARKET	32,000		
TOTAL MARKET VALUE	438,987		
SOH/AGL Deduction	11,348		
ASSESSED VALUE	427,639		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	427,639		
TOTAL JUST VALUE	438,987		
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						

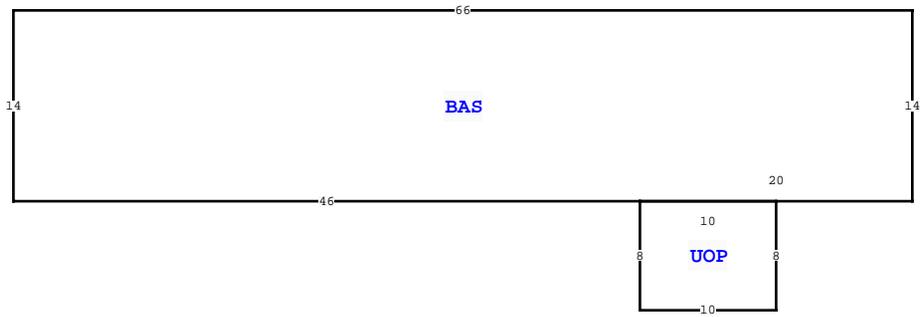
EXTRA FEATURES		154 NW ALPATA CT, LAKE CITY															
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	9945	Well/Sept	0	0	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
2	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100			3	100	6,000	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

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	0.80	10,000.00	8,000.00	24,000							
2	0210	C	TRLR PARK	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	0.80	10,000.00	8,000.00	8,000							

BUILDING NOTES											
BLDG= W66 S16 E47 UOP= S8 E10 N8 W10\$ E19 N16\$.											

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	
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	SUBAREA MARKET VALUE
BAS	924	100	22,235
UOP	80	25	481
TOTALS	1,004		22,716

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
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		383,987	
TOTAL MARKET OB/XF VALUE		23,000	
TOTAL LAND VALUE - MARKET		32,000	
TOTAL MARKET VALUE		438,987	
SOH/AGL Deduction		11,348	
ASSESSED VALUE		427,639	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		427,639	
TOTAL JUST VALUE		438,987	
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

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE

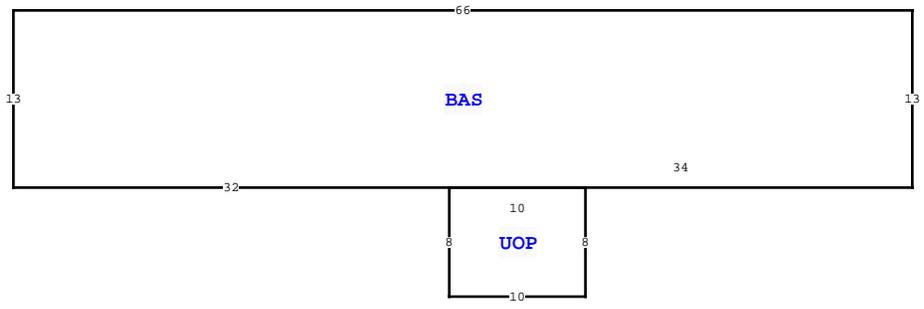
BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W66 S14 E46 UOP= S8 E10 N8 W10\$ E20 N14\$.														

LAND DESCRIPTION																								
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
Architctual Units	01	CONV	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			383,987
TOTAL MARKET OB/XF VALUE			23,000
TOTAL LAND VALUE - MARKET			32,000
TOTAL MARKET VALUE			438,987
SOH/AGL Deduction			11,348
ASSESSED VALUE			427,639
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			427,639
TOTAL JUST VALUE			438,987
NCON VALUE			0
INCOME VALUE			
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

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

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

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		3 100
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
BAS	1,344	100
UOP	80	25
TOTALS	1,424	1,364
SUBAREA MARKET VALUE		32,267

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
8 MOBILE HME		0% - 0									
Heated Area: 1344			HX Base Yr								
BLD DATE: _____ LGL DATE: 04/10/2025 MLU XF DATE: _____ LAND DATE: _____ INC DATE: _____ AG DATE: _____											

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 6 of 8
VALUATION BY	STANDARD	
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE	383,987	
TOTAL MARKET OB/XF VALUE	23,000	
TOTAL LAND VALUE - MARKET	32,000	
TOTAL MARKET VALUE	438,987	
SOH/AGL Deduction	11,348	
ASSESSED VALUE	427,639	
TOTAL EXEMPTION VALUE	0	
BASE TAXABLE VALUE	427,639	
TOTAL JUST VALUE	438,987	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	434,147	

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	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
154 NW ALPATA CT, LAKE CITY																
TOTAL OB/XF 0																

BUILDING NOTES														

BUILDING DIMENSIONS														
BAS= W56 S24 E28 UOP= S8 E10 N8 W10\$ E28 N24\$.														

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

