BEG SE COR OF SW1/4 OF SE1/4, RU
871 FT, E 200 FT, S 871 FT TO PO

ALPATA EARTH RENTALS LLC
830-13 A1A NORTH
PONTE VEDRA BEACH, FL 32082

2027

12-3S-16-02080-000

BUILDING CHARACTERISTICS

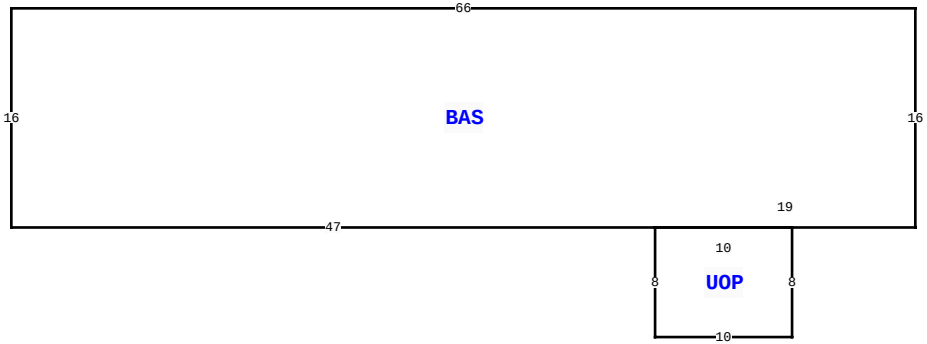
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Stories	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	2802	MH PARK
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	12316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	20,305
UOP	80	25		20	384
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
0800	02	1,076	80.1090	48.07	51,723	1995	1995	0	0	0	60.00	40.00

2 MOBILE HME 0% - 0 Heated Area: 1056 HX Base Yr



154 NW ALPATA CT, LAKE CITY

BLD DATE		LGL DATE	04/10/2025 MLU
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	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	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	400.00	400.00	100	2027	2026		100	400	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	400.00	400.00	100	2027	2026		100	400	
6	0081	DECKING WI	0	0	0	0	1.00	UT	600.00	600.00	100	2027	2026		100	600	
7	0294	SHED WOOD/	0	0	0	0	1.00	UT	400.00	400.00	100	2027	2026		100	400	
8	0294	SHED WOOD/	0	0	0	0	1.00	UT	400.00	400.00	100	2027	2026		100	400	
9	0294	SHED WOOD/	0	0	0	0	1.00	UT	400.00	400.00	100	2027	2026		100	400	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	441,315
TOTAL MARKET OB/XF VALUE	25,600
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	502,915
SOH/AGL Deduction	0
ASSESSED VALUE	502,915
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	502,915
TOTAL JUST VALUE	502,915
NCON VALUE	100,292
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,595

BLDG:8:4: # 160
BLDG:7:4: # 120
BLDG:6:4: # 140
BLDG:5:4: # 130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056283	Mobile Home		08/06/2026
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

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						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 25,600

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	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							

REVIEW DATE 10/20/2026 BY Total Acres: 4.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/16/2026 BY SYS

BEG SE COR OF SW1/4 OF SE1/4, RU
871 FT, E 200 FT, S 871 FT TO PO

ALPATA EARTH RENTALS LLC
830-13 A1A NORTH
PONTE VEDRA BEACH, FL 32082

2027

12-3S-16-02080-000

BUILDING CHARACTERISTICS

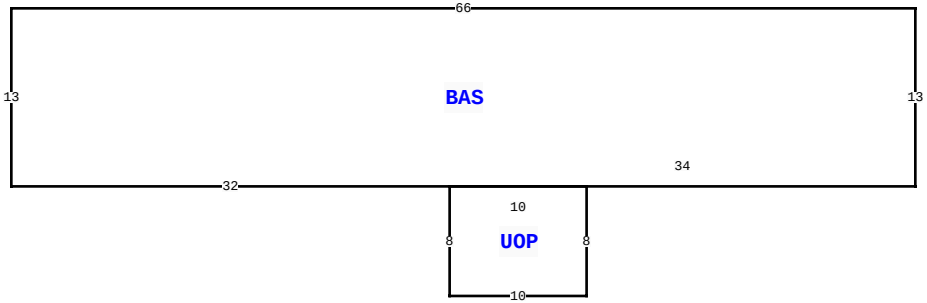
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	12316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100		858	18,831
UOP	80	25		20	439
TOTALS	938			878	19,270

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	878	91.4490	54.87	48,176	1997	1997	0	0	0	60.00	40.00

4 MOBILE HME 0% - 0 Heated Area: 858 HX Base Yr



154 NW ALPATA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
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

PAGE 2 of 8 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	441,315
TOTAL MARKET OB/XF VALUE	25,600
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	502,915
SOH/AGL Deduction	0
ASSESSED VALUE	502,915
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	502,915
TOTAL JUST VALUE	502,915
NCON VALUE	100,292
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,595

BLDG:3:3: # 102

BLDG:2:3: # 128

BLDG:1:3: # 206

XFOB:9:1: OLD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30825	M H	325	03/06/2013
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	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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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 10/20/2026 BY Total Acres: 4.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/16/2026 BY SYS

BEG SE COR OF SW1/4 OF SE1/4, RU
871 FT, E 200 FT, S 871 FT TO PO

ALPATA EARTH RENTALS LLC
830-13 A1A NORTH
PONTE VEDRA BEACH, FL 32082

2027

12-3S-16-02080-000

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		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03

DOR CODE 2802 MH PARK

MAP NUM | MKT AREA 03

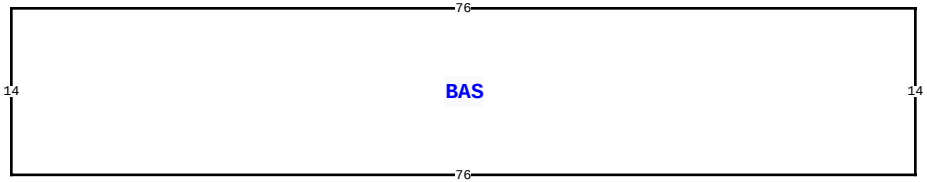
NEIGHBORHOOD/LOC 12316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100		1,064	23,766
TOTALS	1,064			1,064	23,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,064	93.0690	55.84	59,414	1999	1999	0	0	0	60.00	40.00

6 MOBILE HME 0% - 0 Heated Area: 1064 HX Base Yr



154 NW ALPATA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
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

PAGE 3 of 8 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	441,315
TOTAL MARKET OB/XF VALUE	25,600
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	502,915
SOH/AGL Deduction	0
ASSESSED VALUE	502,915
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	502,915
TOTAL JUST VALUE	502,915
NCON VALUE	100,292
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,595

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	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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S14 E76 N14$.

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 10/20/2026 BY Total Acres: 4.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/16/2026 BY SYS

BEG SE COR OF SW1/4 OF SE1/4, RU
871 FT, E 200 FT, S 871 FT TO PO

ALPATA EARTH RENTALS LLC
830-13 A1A NORTH
PONTE VEDRA BEACH, FL 32082

2027

12-3S-16-02080-000

BUILDING CHARACTERISTICS

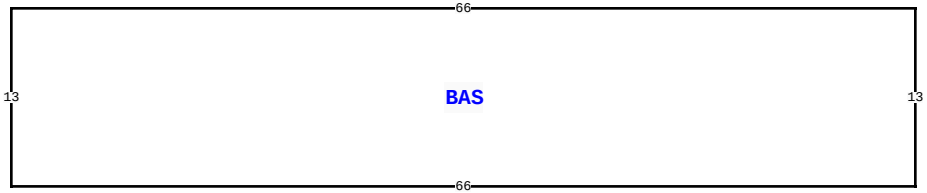
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	12316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	858	100		858	25,872
TOTALS	858			858	25,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	858	93.0690	55.84	47,911	2007	2007	0	0	0	46.00	54.00

7 MOBILE HME 0% - 0 Heated Area: 858 HX Base Yr



154 NW ALPATA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
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

PAGE 4 of 8 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	441,315
TOTAL MARKET OB/XF VALUE	25,600
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	502,915
SOH/AGL Deduction	0
ASSESSED VALUE	502,915
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	502,915
TOTAL JUST VALUE	502,915
NCON VALUE	100,292
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,595

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	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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S13 E66 N13$.

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 10/20/2026 BY Total Acres: 4.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/16/2026 BY SYS

BEG SE COR OF SW1/4 OF SE1/4, RU
871 FT, E 200 FT, S 871 FT TO PO

ALPATA EARTH RENTALS LLC
830-13 A1A NORTH
PONTE VEDRA BEACH, FL 32082

2027

12-3S-16-02080-000

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
Architectual	01	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	03	03

DOR CODE 2802 MH PARK

MAP NUM | MKT AREA 03

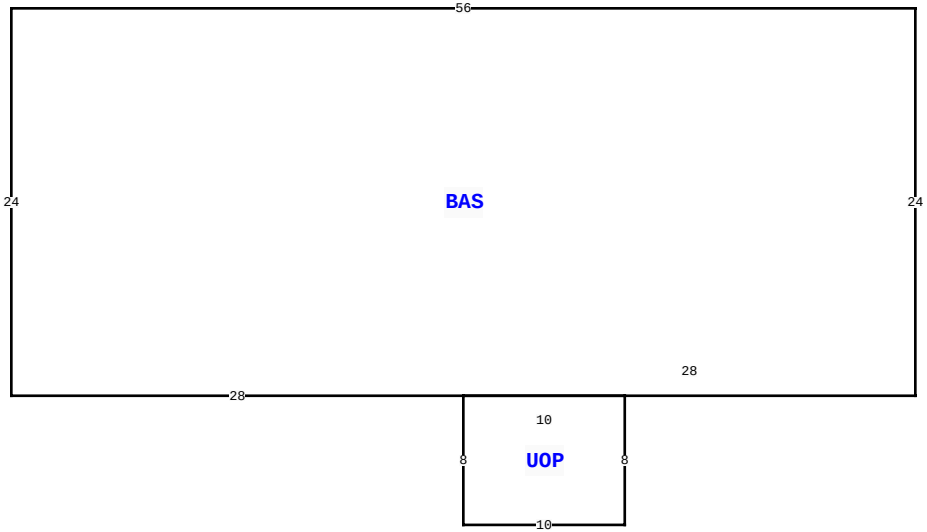
NEIGHBORHOOD/LOC 12316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100		1,344	30,283
UOP	80	25		20	451
TOTALS	1,424			1,364	30,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,364	93.8790	56.33	76,834	1995	1995	0	0	0	60.00	40.00

8 MOBILE HME 0% - 0 Heated Area: 1344 HX Base Yr



154 NW ALPATA CT, LAKE CITY

BLD DATE		LGL DATE	04/10/2025 MLU
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

PAGE 5 of 8 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	441,315
TOTAL MARKET OB/XF VALUE	25,600
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	502,915
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ASSESSED VALUE	502,915
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	502,915
TOTAL JUST VALUE	502,915
NCON VALUE	100,292
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,595

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	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						

BUILDING NOTES

BUILDING DIMENSIONS

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

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 10/20/2026 BY Total Acres: 4.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/16/2026 BY SYS

BEG SE COR OF SW1/4 OF SE1/4, RU
871 FT, E 200 FT, S 871 FT TO PO

ALPATA EARTH RENTALS LLC
830-13 A1A NORTH
PONTE VEDRA BEACH, FL 32082

2027

12-3S-16-02080-000

BUILDING CHARACTERISTICS

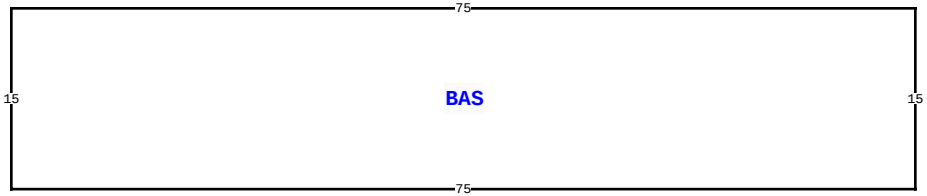
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	12316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,125	100		1,125	116,008
TOTALS	1,125			1,125	116,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,125	115.5000	110.88	124,740	2021	2021	0	0	0	7.00	93.00

9 MANUF 2 0% - 2022 Heated Area: 1125 HX Base Yr



154 NW ALPATA CT, LAKE CITY

BLD DATE		LGL DATE	04/10/2025 MLU
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

PAGE 6 of 8 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	441,315
TOTAL MARKET OB/XF VALUE	25,600
TOTAL LAND VALUE - MARKET	36,000
TOTAL MARKET VALUE	502,915
SOH/AGL Deduction	0
ASSESSED VALUE	502,915
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	502,915
TOTAL JUST VALUE	502,915
NCON VALUE	100,292
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,595

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	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						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=19,16] E75 S15 W75 N15 $
.

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 10/20/2026 BY Total Acres: 4.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/16/2026 BY SYS

BEG SE COR OF SW1/4 OF SE1/4, RU
871 FT, E 200 FT, S 871 FT TO PO

ALPATA EARTH RENTALS LLC
830-13 A1A NORTH
PONTE VEDRA BEACH, FL 32082

2027

12-3S-16-02080-000

BUILDING CHARACTERISTICS

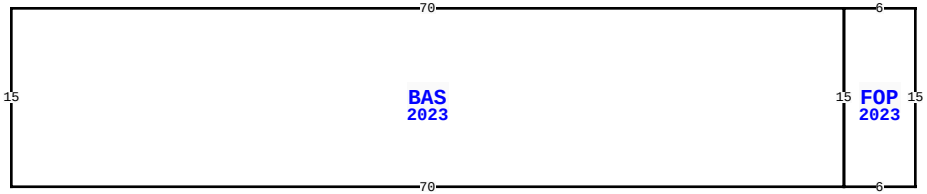
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	12316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100	2023	1,050	104,111
FOP	90	35	2023	32	3,173
TOTALS	1,140			1,082	107,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0202	02	1,082	113.5000	108.96	117,895	2020	2020	0	0	0	9.00	91.00

10 MANUF 2 0% - 2023 Heated Area: 1050 HX Base Yr



154 NW ALPATA CT, LAKE CITY

BLD DATE		LGL DATE	04/10/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
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INCOME VALUE	
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTEE: ALPATA EARTH RENTAL						
1346/2447	10/27/2017	WD	Q	I	03	290,000
GRANTOR: JAY S DAVIS						
GRANTEE: ATRAC PROPERTIES, L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=17,12] E70 S15 W70 N15 $
FOP=[YR=2023;ORIG=87,12] E6 S15 W6 N15 $
.

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

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 10/20/2026 BY Total Acres: 4.00 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 11/16/2026 BY SYS

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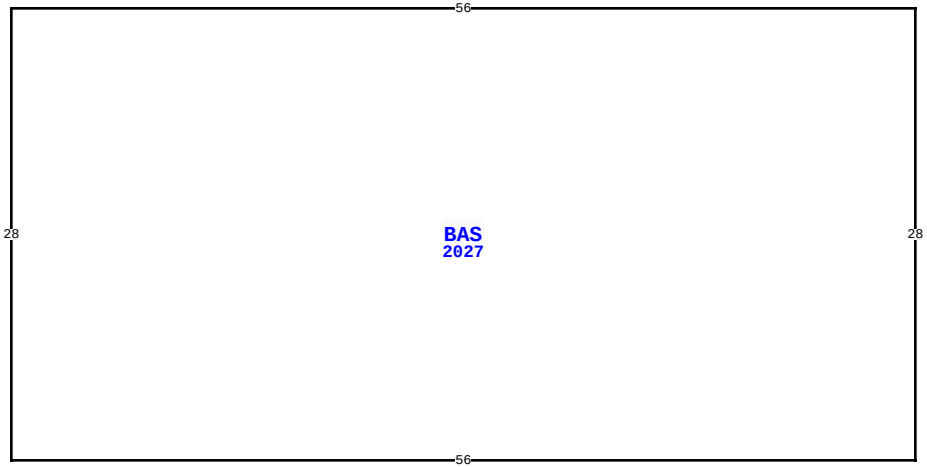
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Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	2802	MH PARK
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	12316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,568	100	2027	1,568	97,692
TOTALS	1,568			1,568	97,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,568	115.5000	107.42	168,435	2008	2008	0	0	0	42.00	58.00

11 MANUF 1 0% - 2027 Heated Area: 1568 HX Base Yr



154 NW ALPATA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

EXTRA FEATURES

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GRANTOR: JAY S DAVIS						
GRANTEE: ATRAC PROPERTIES, L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=15,11] E56 S28 W56 N28 $
.

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

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