BEG NW COR OF NW1/4 OF SW1/4, E CR-341, SW ALONG R/W 207.37 FT, FT, N TO POB.

B SIMPLE INVESTMENT PROPERTIES, INC
15815 129TH RD
MCALPIN, FL 32062

2027

13-4S-16-02951-000

BUILDING CHARACTERISTICS

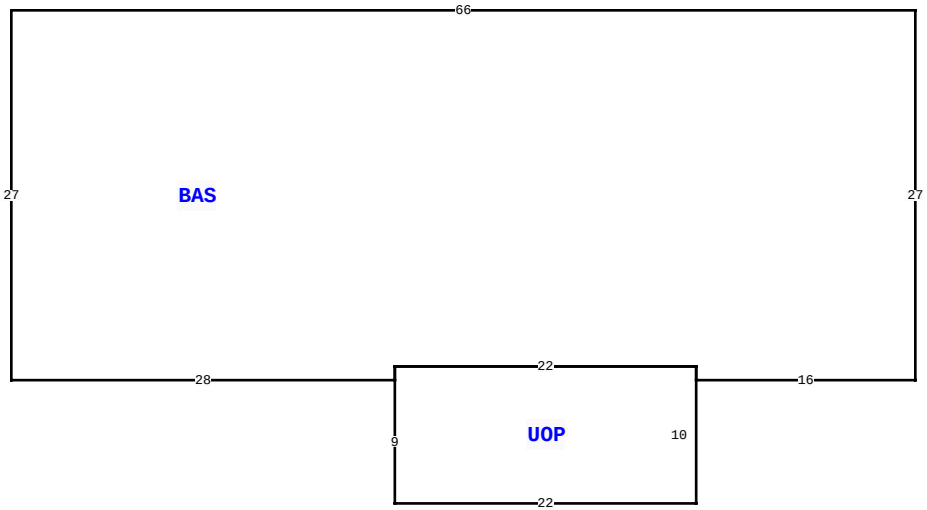
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	13416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100		1,760	48,534
UOP	220	25		55	1,517
TOTALS	1,980			1,815	50,050

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,815	114.9000	68.94	125,126	1989	1995	0	0	0	60.00	40.00

1 MOBILE HME 0% - 2026 Heated Area: 1760 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

3142 SW SISTERS WELCOME RD, LAKE CITY

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2003	2003	3	100	1,200	
2	0120	CLFENCE 4	0	0	0	0	200.00	UT	4.50	4.50	100	2003	2003	3	100	900	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0166	CONC,PAVMT	0	0	12	27	324.00	UT	2.00	2.00	100	2003	2003	3	100	648	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	50,050
TOTAL MARKET OB/XF VALUE	10,648
TOTAL LAND VALUE - MARKET	9,750
TOTAL MARKET VALUE	70,448
SOH/AGL Deduction	0
ASSESSED VALUE	70,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,448
TOTAL JUST VALUE	70,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,448

XFOB:1:1: SUNB MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049705	Electrical Servic	0	04/30/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1555/616	11/14/2025	WD	Q	I	01	90,000
GRANTOR: COLON PEDRO J						
GRANTEE: B SIMPLE INVESTMENT						
1237/1835	6/28/2012	WD	Q	I	01	55,000
GRANTOR: ROBERT & MARY HUNTZBE						
GRANTEE: PEDRO J COLON & DEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S27 E28 UOP= S9 E22N10 W22 S1$ N1 E22 S1 E16 N27$.

LAND DESCRIPTION

TOTAL OB/XF 10,648

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		00	0.00	0.00	0.50	AC		1.00	1.00	1.50	13,000.00	19,500.00	9,750							

REVIEW DATE 01/13/2026 BY TP Total Acres: 0.50 Total Land Value: 9,750 Market: 0 Agricultural: 0 Common: 9,750 PRINTED 11/17/2026 BY SYS