LOT 56 HI-DRI ACRES UNIT 2.

740-1636, FJ 964-199, CT 1029-19

H & M N LLC
3773 SW 49TH PL
FORT LAUDERDALE, FL 33312

2027

15-5S-16-03626-056

BUILDING CHARACTERISTICS

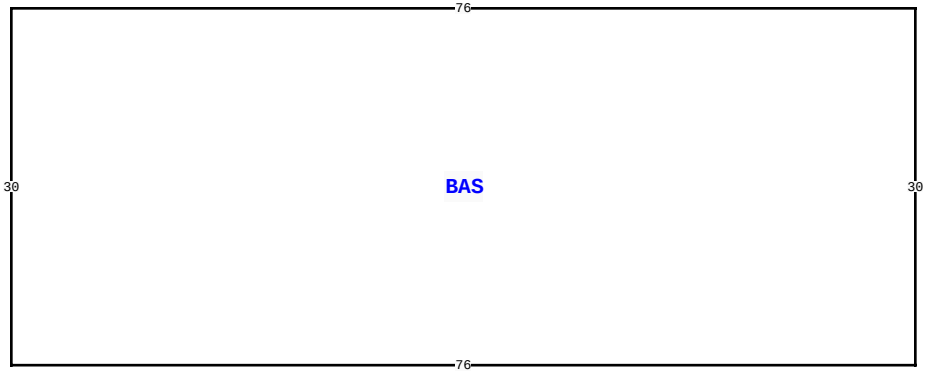
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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 02
NEIGHBORHOOD/LOC	15516.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100		2,280	128,171
TOTALS	2,280			2,280	128,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,280	109.9000	102.21	233,039	2006	2005	0	0	0	45.00	55.00

3 MANUF 1 0% - 2023 Heated Area: 2280 HX Base Yr



260 SW ORIOLE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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
1	0297	SHED CONCR	0	0	18	32	576.00	UT	10.00	10.00	50	0	0	3	50	2,880	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2005	2005	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	500	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
6	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,500	
7	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	750	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	128,171
TOTAL MARKET OB/XF VALUE	16,830
TOTAL LAND VALUE - MARKET	34,240
TOTAL MARKET VALUE	179,241
SOH/AGL Deduction	0
ASSESSED VALUE	179,241
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,241
TOTAL JUST VALUE	179,241
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	180,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23892	M H	275	11/23/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/1758	10/28/2026	WD	Q	I	01	87,600
GRANTOR: OTT BARBARA						
GRANTEE: H & M N LLC						
1480/186	11/28/2022	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: OTT BARBARA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E76 N30$.

LAND DESCRIPTION

TOTAL OB/XF 16,830

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			0.00	0.00	2.14	AC		1.00	1.00	1.00	16,000.00	16,000.00	34,240							

REVIEW DATE 02/17/2026 BY KS Total Acres: 2.14 Total Land Value: 34,240 Market: 0 Agricultural: 0 Common: 34,240 PRINTED 11/17/2026 BY SYS